

# TOWNSHIP OF INDIANA

## PLANNING COMMISSION

MARCH 22, 2017

A regular meeting of the Indiana Township Planning Commission was called to order at 6:00 p.m. by Chairman Cecil Tranquill with the Pledge of Allegiance. The meeting was recorded on an audio cassette.

The roll was called and Planning Commission members present were Thomas Ceponis, David Geahry, Pat Miller, Michael Rouggie, and Cecil Tranquill. Also in attendance were Code Enforcement Officer Jeffrey S. Curti, Recording Secretary Jacquelyn Rouggie, and Township Engineer Daniel Slagle from Nichols and Slagle Engineering .

### REGULAR MEETING MINUTES OF FEBRUARY 22, 2017

*Mr. Ceponis made a motion, seconded by Mr. Rouggie, to approve the February 22, 2017, Regular Meeting Minutes as presented. Motion carried unanimously.*

### DEVELOPMENT PROPOSALS

#### CARRATURA - SITE PLAN

The Planning Commission Members were presented with a site plan for the property owned by Ralph Carratura regarding the designated fill site for excess excavated material from the PA Turnpike Roadway and Bridge Reconstruction Project. The site is located north of the PA Turnpike, approximately 0.8 miles westward of the Route 910 bridge over the turnpike. The property is zoned "AG" - Agricultural. Applicant John Nemmer from Trumbull Corporation, who is contracted to execute the project was present, as well as Adele Beaves and Megan Cass from Civil & Environmental Consultants, Inc (CEC).

Mr. Nemmer said Trumbull won the low-bid for doing this project for the Turnpike Commission. He said they are picking up where the last part of the on-going turnpike widening project stopped, and widening about 4 ½ miles more of the turnpike. He said this portion of the project is estimated to take about 2 ½ to 3 years. He said this project will take place in both Indiana and Hampton Townships. He said they hope to start soon and summarized the timeline. He said no mainline bridge closures will occur with this project. However, in June, 2017, Bardonner Road in Hampton will have a closure. Mr. Curti said they will be working westbound, from the Township Public Works garage to the Butler interchange. He said this project is comparable to the Variety Children's site they did on McClellan Road in Indianola. Mr. Nemmer said over a million tons of excess waste needs removed. This is why they need the fill site on Carratura's property. Mr. Curti said most of the traffic impacted on the turnpike will be in Hampton Township. Mr. Nemmer said CEC was contracted by Trumbull to design the site. He said Trumbull will not be purchasing the Carratura property; they have an Agreement with him only to dispose of the excess fill material. Mr. Curti said the Carratura property used to be part of the Bargee Farms property that was recently subdivided and then sold to the Carratura's, who already own adjacent property in West Deer Township. Mr. Tranquill asked why Trumbull is not purchasing the Carratura parcel; Mr. Nemmer said the Carratura's would like to keep it. By filling it in, a more level parcel will be created.

He said it is about 15 acres in size and will be the main fill pad for the project. Ms. Beaves showed a picture of the site and explained the project in more detail. She said they have met with the Allegheny County Conservation District and they are fine with the project. Mr. Slagle said since this is a land fill project larger than 2 acres, it cannot be considered a "Grading Permit"; it needs to be submitted as a "Site Plan". Mr. Slagle reviewed his letter dated March 16, 2017. He asked if there are any natural and/or artificial features on the property that are not shown on the plans. Ms. Beaves said there are not. Mr. Slagle said the note that the Township will not take responsibility for any water runoff, wetlands, and other environmental standards, as required by the Township's SALDO, needs added to the plans. Mr. Slagle said all land that is disturbed, removed, or destroyed, needs to be graded and seeded within a reasonable time of such clearance activity in accordance with the ACCD and the PA DEP. Mr. Slagle reviewed Chapter 1268.02 from the SALDO regarding "Natural Features".

Mr. Slagle continued with his review letter and said that no site shall be approved for a subdivision within 5 years after completion of a logging operation without a tree survey being done. Mr. Slagle stated this parcel has already been timbered. He added that any springs encountered during construction must be piped and connected to the storm sewer system or extended to a natural water course.

Approval of the E&S plan and NPDES permit needs provided from the Allegheny County Conservation District; Ms. Beaves said they have already submitted their applications and are awaiting approval. Mr. Slagle said a Performance bond or other approved security in the amount of \$1,111,000 and a Cash Bond in the amount of \$20,000 to guarantee work and facilities are completed in a satisfactory manner needs to be posted.

Mr. Slagle said during grading operations, necessary measures for dust control must be taken. Also, any soil washed or carried onto public streets needs to be cleaned up each day. A temporary driveway needs provided as soon as possible, and the owner of the property is responsible for protecting any silt and/or debris issues. Work activities are limited to 7:00 am to 6:00 pm, Monday through Friday, and no work is to be done on Sundays or on a legal holiday, unless a waiver is granted by the Township Board of Supervisors. Mr. Nemmer said they would like to work 24 hours per day/7 days per week, like they did for the Variety Children's project. He asked if any noise complaints were received. Mr. Curti said they were very minimal, and that project was a bit different because it was next to a residential development. Because of this, Trumbull was limited to a stop time of 11:00 pm. Mr. Nemmer said the Carratura project is in a remote area. He said they work in shifts, non-stop. Mr. Curti suggested they request a waiver from the Board of Supervisors to extend this time of work, and he also recommended that Mr. Nemmer talk to officials at West Deer Township and ask them what their opinion is since they have a residential development in the area. Mr. Curti said there are a few residential homes located on Tree Farm Lane in Indiana Township, but no large developments. Ms. Beaves showed the actual fill site on a map, and said they were over 1,000 feet away from Tree Farm Lane. Mr. Nemmer said any noise will mostly just be truck traffic with beepers when backing up and bull dozers.

Mr. Slagle said the expiration date for a Grading Permit is one year from the date of issuance. Mr. Curti said a Grading Permit will not be issued for this project since it is considered a Site Plan; any time limitations will be addressed in the Developer's Agreement. Mr. Slagle continued with his review letter and summarized the rules and regulations for the Standards for Excavation and Fills as stated in the Township's SALDO. Mr. Slagle said a geotechnical engineer must be on site and a professional signed/sealed certification report must be provided prior to the release of any bonds. The Developer must also enter into a Developer's Agreement and post all bonds and escrows as stated.

Mr. Slagle reviewed his Storm Water Management Plan Review letter dated March 16, 2017. He said a drainage easement for the proposed channelized flow across all adjoining properties or discharge flow into a defined bed and bank within the Carratura property boundaries needs to be provided. Ms. Beaves showed how they plan to keep all stormwater on the Carratura property. Mr. Slagle asked who will own and maintain the drainage facilities; Mr. Nemmer said the Carratura's will after the ground is stabilized. Mr. Slagle asked that the location of any storm sewers under the Turnpike relative to the six stormwater discharges on the Post Development Hydrology Plan be shown. The Owner must establish a Special Stormwater Management Fund with the Township in the amount of \$5,000 to defray the cost of inspecting and maintaining the facility for a period of 10 years.

Mr. Tranquill asked if any members of the audience had questions. A student from the Fox Chapel High School AP Government class asked what the proposed cost of the entire Turnpike widening project is. Mr. Nemmer said about \$89 million dollars. He said Trumbull Corporation's portion of the project would be about \$650,000 for this phase.

***Mr. Miller made a motion, seconded by Mr. Geahry, recommending approval of the Carratura Site Plan, conditioned upon the outstanding items listed in the Township Engineer's letters dated March 16, 2017, being satisfactorily addressed. Also, some of the other stipulations discussed by the Planning Commission Members should be included in the motion. The outstanding items include:***

- 1. Add the note on the plan that the Township will not take responsibility for any storm water runoff, wetlands or other environmental requirements, as stated in the Township's SALDO Chapter 1263.06(F).***
- 2. Provide Allegheny County Conservation District approval of the E&S plan and NPDES permit.***
- 3. Post a Performance bond or other approved security in the amount of \$1,111,000 and a Cash Bond in the amount of \$20,000 to guarantee work and facilities are completed in a satisfactory manner.***
- 4. Work activities are limited to 7:00 am to 6:00 pm, Monday through Friday, and not on any holidays. The Applicant would like to request a waiver on this requirement and operate 24 hours/day, 7 days per week.***

5. ***A geotechnical engineer must be on site and a professional signed/sealed certification report must be provided prior to the release of any bonds.***
6. ***Provide a drainage easement for the proposed channelized flow across all adjoining properties or discharge flow into a defined bed and bank within the Carratura property boundaries.***
7. ***Indicate the location of any storm sewers under the Turnpike relative to the six stormwater discharges on the Post Development Hydrology Plan.***
8. ***The Developer must contact West Deer Township regarding the proposed hours of operation, and address any concerns they may have.***
9. ***The sound level at the property boundary cannot exceed 60 dB's.***
10. ***All lighting must be shielded.***
11. ***The Owner must establish a Special Stormwater Management Fund in the amount of \$5,000 to defray the cost of inspecting and maintaining the facility for a period of 10 years.***
12. ***The Owner shall enter into a Developer's Agreement and post a bond, escrow, or account approved by the Township Solicitor as to form and content, or such other security as may be permitted by the Municipalities Planning Code, in the amount of one hundred and ten percent (110%) of the estimated cost of the infrastructure improvements.***

***Motion carried unanimously.***

### **EMMERLING PLAZA PHASE III - SITE PLAN**

The Planning Commission Members were presented with a site plan consisting of the construction of a 4,608 sq. ft. building addition. The site is located on the northeastern side of Route 910, approximately 0.1 miles southeast of the intersection with Cove Run Road. The property is zoned "C" - Commercial. No one was present to represent the Applicant, DiBucci & Sons, who currently own the parcel this proposed building addition is on, which is known as Emmerling Plaza.

Mr. Tranquill asked what exactly the Developer is intending to do. Mr. Curti said to construct an addition onto the 2<sup>nd</sup> building, behind where the day care center is currently located. Mr. Slagle said Phase I of Emmerling Plaza consisted of a building which currently houses a restaurant, a day care facility, and doctors offices. He said Phase II is another building that currently has a dance studio, a beauty salon, and another day care facility. This last building was built about 28 years ago. He said since that time, the dance school has indicated that they would like to have additional storage space. Mr. Slagle said no new, free-standing building is being erected; this Phase is simply an addition to the 2<sup>nd</sup> building. He noted the area it is being built upon has already been asphalted.

Mr. Slagle reviewed his letter dated March 16, 2017. He said he was previously told there are no natural and/or artificial features that may impact this site plan. He said tabulation needs to be added to the plan showing the proposed use and utilities. Mr. Slagle said the note that the Township will not take responsibility for any water runoff, wetlands, and other environmental standards, as required by the Township's SALDO, needs added to the plans.

Mr. Slagle said the location of the enclosed right-of-way for the proposed Cove Run spur needs put on the plan. The sanitary manhole along the proposed roadway needs relocated to maintain sufficient cover and also raise the invert to provide proper slope to the existing manhole. Since the site plan proposes to utilize the existing detention basin facility originally approved for the Emmerling Plan, and is not creating any further impervious surface, it has been determined the existing facility can handle the addition and no Stormwater Management Plan is needed. The seal and signature of the engineer, surveyor, or other qualified person responsible for preparing the plan needs put on the final plan. An accurate scale needs put on the plan. Also, the location of all proposed E & S control facilities needs to be shown. The Owner shall enter into a Developer's Agreement and post a bond, escrow, or account approved by the Township Solicitor as to form and content, or such other security as may be permitted by the Municipalities Planning Code, in the amount of one hundred and ten percent (110%) of the estimated cost of the infrastructure improvements.

Mr. Geahry asked if any additional storefront area is being proposed. Mr. Slagle said he believes the addition will mostly be used for storage, but he is not sure if another store front will be built.

***Mr. Rouggie made a motion, seconded by Mr. Ceponis, recommending approval of the Emmerling Plaza Phase III Site Plan, conditioned upon the outstanding items listed in the Township Engineer's letters dated March 16, 2017, being satisfactorily addressed. The outstanding items include:***

- 1. Add the tabulation to the plan showing the proposed use and utilities.***
- 2. Add the note on the plan that the Township will not take responsibility for any storm water runoff, wetlands or other environmental requirements, as stated in the Township's SALDO Chapter 1263.06(F).***
- 3. Provide the location on the plan of the enclosed right-of-way for the proposed Cove Run spur.***
- 4. Relocate the sanitary manhole along the proposed roadway to maintain sufficient cover and raise invert to provide proper slope to the existing manhole.***
- 5. Provide the seal and signature of the engineer, surveyor, or other qualified person responsible for preparing the plan.***
- 6. Provide an accurate scale on the plan.***
- 7. Indicate and provide the location of all E&S control facilities.***
- 8. The Owner shall enter into a Developer's Agreement and post a bond, escrow, or account approved by the Township Solicitor as to form and content, or such other security as may be permitted by the Municipalities Planning Code, in the amount of one hundred and ten percent (110%) of the estimated cost of the infrastructure improvements.***

***Motion carried unanimously.***

**CITIZENS' FORUM:**

**FOX CHAPEL STUDENTS - GOVERNMENT AP CLASS**

Mr. Slagle noted there were a group of young people in the audience for tonight's meeting. One of the students said they were attending to fulfill a requirement for an "AP Government" class that they are taking. Mr. Slagle asked why they chose to come to an Indiana Township Planning Commission meeting. The young man said they thought it was a good choice, and it was also on a local government level. Mr. Slagle explained what the Planning Commission's purpose is as a recommending body to the Township's Board of Supervisors. Mr. Slagle also explained how the Commission Members review submittals to see if they are in conformance with the Township's SALDO and Zoning Ordinances. A brief discussion was held about the Site Plans that were on the agenda for this evenings' meeting. The students said they felt it was an informative meeting in learning how local governments work.

**CORRESPONDENCE:**

**LETTER OF RECOMMENDATION TO BOARD OF SUPERVISORS**

Each Commission Member received a copy of the Planning Commission's Letter of Recommendation sent to the Board of Supervisors, which was written as a result of the Commission's February 22, 2017 regular meeting.

**ADJOURNMENT**

***Mr. Geahry made a motion, seconded by Mr. Ceponis, to adjourn the March 22, 2017, Planning Commission Regular Meeting. Motion carried unanimously.***

The meeting was adjourned at 6:40 p.m.

***Jacquelyn A. Rouggie, Recording Secretary***