

# TOWNSHIP OF INDIANA

## PLANNING COMMISSION

APRIL 26, 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 (who arrived at 6:12 pm).

### REGULAR MEETING MINUTES OF MARCH 22, 2017

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

### DEVELOPMENT PROPOSALS

#### **NRG/MONARCH MINE - SUBDIVISION (Consolidation)**

The Planning Commission Members were presented with a subdivision plan to consolidate three parcels (#957-F-386, #957-F-391 and 957-F-379) into one lot totaling 6.941 acres. The site is located at the end of Duquesne Light Lane (private road), approximately 0.1 miles north of the intersection with Little Deer Creek Road. The property is zoned "VR" - Village Residential. Arica DiTullia with GAI Consultants was present to represent the applicant, NRG Power Midwest LP.

Mr. Tranquill asked why the acreage of each parcel is not shown on the plans. Ms. DiTullia said this can be added. Mr. Tranquill said back on April 13, 2016, the Board of Supervisors approved a Site Plan at this location. Mr. Curti said one of the conditions of the Developer's Agreement at that time was the three lots which contain the structures must be consolidated into one lot within a year of being approved. Mr. Tranquill noted the timing was close and it has been over one year. Mr. Curti said the Site Plan is almost complete, other than completing their E & S plan, as well as some other minor items.

Mr. Slagle reviewed his letter dated April 19, 2017. He said the location of Little Deer Creek needs shown on the plan. He also asked that Ms. DiTullia check to see if there are any existing and/or proposed easements on the properties, and if so, they be shown on the plan. Mr. Slagle said the location of the FEMA 100-year flood plain needs put on the plan. He said approval from the Allegheny County Department of Economic Development (ACDED) is needed. Mr. Curti said the plans were submitted to the ACDED from his office on April 13, 2017. Mr. Slagle said the mailing address for the property owner needs to be put on the plan. He also said the seal and signature of the qualified person responsible for preparing the plan needs to be put on the final plan submittal.

Mr. Slagle continued with his review letter and said the required certifications from the Allegheny County's SALDO need to be provided and/or revised. The Township's zoning classification needs put on the plan, as well as the tabulation regarding the proposed use and utilities. The verbiage from the Township's SALDO's Section 1266.03 regarding environmental matters needs to be put on the plan.

Mr. Slagle said the plan appears to be landlocked. He asked Ms. DiTullia to locate the access easement, and to add it to the plan. She said they use Duquesne Light Lane to access the site. Mr. Slagle said if there are any protective covenants running with the land, they need to be shown as well.

Carol Ulizio of 404 Hartwood Trail, asked why they are doing this consolidation. Mr. Curti said due to a DEP Consent Order about a year ago, a Site Plan was required to be done at this location to be in conformance. A condition of the Site Plan was that they consolidate the three parcels where the structures are located on into one parcel.

***Mr. Miller made a motion, seconded by Mr. Rouggie, recommending approval of the NRG/Monarch Mine Subdivision (Consolidation), conditioned upon the outstanding items listed in the Township Engineer's letter dated April 19, 2017, being satisfactorily addressed. The outstanding items include:***

- 1. Add the acreage of each lot being consolidated and the total combined acreage onto the plan.***
- 2. Show the location of Little Deer Creek on the Plan.***
- 3. Provide the locations of all existing and proposed easements on the plan, i.e. utilities, gas lines, etc.***
- 4. Provide the location of the FEMA 100-year floodplain on the plan.***
- 5. Provide Allegheny County Department of Economic Development's approval of the proposed subdivision. (A copy of the Plan and Application was sent to them on April 13, 2017 for their review and comment.)***
- 6. Provide the mailing address for the property owner on the plan.***
- 7. Provide the seal and signature of the engineer, surveyor, or other qualified person responsible for preparing the plan on the final plan.***
- 8. Provide/revise the required certifications per the sections from the Allegheny County SALDO, as attached to the Engineer's letter.***
- 9. Provide the zoning classification of the subdivision on the plan.***
- 10. Provide the tabulation regarding the proposed use and utilities that will service the plan.***
- 11. 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 1266.03(F).***
- 12. Provide public access from Little Deer Creek Road showing the plan is not landlocked.***
- 13. Provide protective covenants running with the land, if any.***

***Motion carried unanimously.***

### **FOX CHAPEL ESTATES - PRD (Revised)**

Commission Members were once again presented with the Fox Chapel Estates PRD, which has been revised since they last reviewed it. It now consists of the development of Parcel 620-P-379 (13 acres) and Parcel 620-J-114 (9.35 acres) into 20 lots containing 91 dwelling units (townhouses). The properties are located east of Dorseyville Road, approximately 0.3 miles north of the intersection with Fox Chapel Road. The property is zoned "MDR" Medium Density Residential. Steven Victor, ASLA and partner at Victor-Wetzel Associates, was present to represent the applicant, Fox Chapel Estates, LP.

Mr. Tranquill asked why the proposed name of the development is "Fox Chapel Estates", when the plan is located in Indiana Township, not the Borough of Fox Chapel. He asked if the Planning Commission could deny the name. Mr. Slagle said only in the instance if there was another plan very similar with this name that could be confusing for 9-1-1 emergency services. Mr. Tranquill said the Commission previously recommended tentative approval of the plan to the Board of Supervisors; he asked why the plan has been sent back to the Planning Commission for its review. Mr. Victor said due to substantial revisions to the plan, it was recommended by the Board of Supervisors that the Planning Commission review it again. Mr. Tranquill said he noticed the proposed access on Fox Chapel Road has been eliminated. He said he lives in the vicinity of the plan, and he personally is uncomfortable with the plan. He said he is concerned about increased traffic in the area, especially at the nearby intersection of Dorseyville and Fox Chapel Roads. He said PennDOT will not allow another stop sign to be erected in this location to help control the existing heavy traffic. Mr. Tranquill said he is also not comfortable with the plan being composed entirely of townhouses.

Mr. Victor said PennDOT would not approve a stop sign to be put up at the entrance to the plan on Fox Chapel Road. Therefore, that entrance has been eliminated and the only access into the plan will be off of Dorseyville Road. Mr. Tranquill said he is concerned about children needing access to school busses at the entrance on Dorseyville Road. He said he is also concerned about the ability of emergency services being able to adequately gain access into the plan. Mr. Tranquill asked what proposed demographics are anticipated. Mr. Victor said he feels the majority of the people interested in the "Schubert" model will be empty-nesters. He said the "Rosecliff" model will attract more "quasi" empty-nesters, due to it being a two story concept home. And finally, he feels first time buyers and those with small families will be more attracted to the "Griffin Hall" model because it is a three story concept home. Mr. Victor described each of the unit types to the Commission and said they are manufactured by Ryan Homes. He also discussed the proposed numbers of units and the estimated base price ranges, which will be from about \$250,000 to \$325,000. Mr. Tranquill asked if they expect to have a lot of kids in the plan. Mr. Victor said in his past experience, these homes do not usually attract larger families. He said each unit is equipped with a two-car garage.

Mr. Slagle said in accordance with the section of the Township's Ordinance about PRD's, they could put up to 182 units in. However, only 91 are proposed. Mr. Victor asked if townhouses are permissible in the Township's "MDR" zoning district. Mr. Curti said townhouses are only allowed if the plan comes in as a PRD. Mr. Victor said 4 detention facilities are proposed in the plan. Mr. Curti questioned the topography of the land, and asked if there will be areas steeper than 40%. Mr. Victor said only in the open space area. Mr. Slagle asked about the ownership of the development. Mr. Victor said the HOA will take care of the open space areas. Mr. Slagle asked if rental units are being proposed; Mr. Victor said that is not their intent. Each townhouse will be privately owned. Mr. Ceponis said lots 17, 19, and 13 appear to be encroaching into the buffer zone. Mr. Curti said the developer is asking for a **waiver** for those three lots to allow the yard area only to encroach.

Mr. Tranquill said he would like the homes to have a nice appearance when traveling on Fox Chapel Road. Mr. Victor said there will be a lot of open areas, and a lot of trees will buffer the plan. Mr. Tranquill asked about the properties that are located at the corner of Dorseyville and Fox Chapel Road, noting they are very unkempt. Mr. Victor said those lots are not a part of their development, and they have no control to clean up somebody else's properties. Mr. Victor said he feels the appearance of the development will be nice. A good landscaping plan is being done. He also noted due to the topography of the land, most of the homes will not be able to be seen from either Dorseyville or Fox Chapel Roads.

Mr. Victor did a "Power Point" presentation of the plan, showing the general layout of the plan, the location of the different types of homes, and what the homes may look like. Mr. Victor explained because PennDOT would not allow a stop sign to be put at the entrance to the plan on Fox Chapel Road, their only other safe option was to make the plan a "Right In/Right Out" access at Fox Chapel Road. However, he said the Board of Supervisors did not like that option. Therefore, they changed the plan to have only one entrance at Dorseyville Road and use 'cul-de-sacs' within the plan. He said the Board suggested adding sidewalks and guide rails in the plan, which the developer is not opposed to doing. He said they originally would need to have a 200' radius for the roadway if there were two entrances into the plan. However, since it is now a 'cul-de-sac' only plan, the required radius is only 125'. Mr. Victor said they are still requesting a **waiver** of the 25' per building separation requirement. He said most of the buildings will be 25' apart, but in some cases, the developer's requesting that the townhouses be a bit closer together. He said all end units will be fire-proofed. He said they are also asking for a **waiver** of the 25' perimeter buffer in five locations for the yards only; no structures will be permitted in the area of encroachment.

Mr. Victor said they are also asking for a **waiver** on the tree removal/replanting requirement. He said they plan to plant about 1,000 trees 50' on center. He showed the areas where the trees would be 25' on center. He said the Board indicated they would like them to be 15' on center, which would double the number of trees that are proposed to be planted. He presented a tree summary, showing the types and sizes of the 1,063 trees they plan to plant. He said there is no more room in the plan to plant more. He said the Township Ordinance requires 4,500 trees to be planted, which is

impossible to do.

Mr. Victor then showed the layout of the three various home styles in the plan. He said the "Schubert" home will be the smallest and "Griffin Hall" the largest. They plan to build 26 units of the "Schubert" style, 22 units of the "Rosecliff" style, and 41 "Griffin Hall" units. Mr. Slagle said by laying out the homes the way they propose, it tends to keep people with same type of lifestyles together. Mr. Victor showed pictures of the exteriors of the homes. He said buyers will have the option of purchasing brick, stone, or vinyl exteriors. Mr. Slagle asked what type of siding is proposed. Mr. Victor said "Hardy Plank", which is far more durable than vinyl exteriors. Mr. Tranquill noted the units appear to look more like carriage homes, rather than townhouses, which he feels is more appealing.

Mr. Slagle reviewed his letter dated April 26, 2017. He said a sewer service availability letter needs provided from Fox Chapel Sanitary Authority or a release provided from ALCOSAN allowing sewer service through the existing Deer Creek Drainage Basin Authority's sewers. He said the project is being done in two phases, and the upper portion is currently serviced through ALCOSAN and the lower portion through DCDBA (AVJSA). Upon final approval, it must be included in the HOA agreement/covenants that there will be restrictions on development in the grass strips and include ownership of sidewalks and trees. A consolidation plan shall be provided to comply with the 10 acre minimum requirement. A 25' buffer of land is required around the perimeter of the development; a **waiver** of this is being requested by the developer for encroachments of five townhouse units for LAND only. Mr. Slagle continued that no structure is permitted to be closer than 25' from another structure. The developer is requesting a **waiver** on this for a 20' separation distance. It has also been suggested that non-combustible materials and fire suppression be used.

Mr. Slagle said the entrance on Fox Chapel Road has been eliminated. Also, the sight distance for the Dorseyville Road entrance needs added to the plans. All existing and proposed utilities must provide commitment letters that they can service the plan. Any subsurface conditions located within 500' of the surface must be indicated. Since the open space is limited, recreational fees need paid in the amount of \$750/unit. A Stormwater Management Plan, approved by the Township, needs submitted to the Allegheny County Planning Department for their review and comment. A geotechnical engineer must be on site and submit a signed/sealed report prior to the release of any bonds.

Mr. Slagle continued with his letter and said a **waiver** on the cul-de-sac is being requested, but the minimum cartway radius must be provided. The Township will also need to approve/confirm the proposed road names. Mrs. Sippel indicated she has already spoken with the U.S. Postal Service and they proposed names are acceptable; however, there may be some limitation on the house numbers that can be used. Construction detail on the proposed cul-de-sac will be provided during the final plan process. A temporary gravel cul-de-sac will be permitted for up to 3 years, after which time this cul-de-sac must be paved. Mr. Victor said this is not a problem. Mr. Slagle said they will have to widen the entrance road for EMS access; Mr. Victor said he is

thinking it may need to be wider so parents parking with their children for school busses will have more room. Guide posts and rails approved by the Township must be installed accordingly. Fire hydrants must be provided within 600' of each proposed structure and a letter submitted by the local Fire Department regarding the adequacy of fire protection. Mr. Slagle said Mr. Curti had a meeting with Mark Nicely from the Fox Chapel Water Authority and they created a plan for the hydrants; Mr. Curti gave Mr. Victor a copy of the plan. Mr. Curti said all of the townhouses are required to be sprinklered. He said four hydrants are proposed, since they will not be coming off of Fox Chapel Road now.

The Township requires for every tree removed, three new trees must be replaced. The developer is requesting a **waiver** for this requirement. Mr. Ceponis questioned the caliper of the trees being used; Mr. Victor said 1" for trees in the open space and 2" for trees in the street area. Mr. Slagle said he feels comfortable with this.

Mr. Slagle reviewed the section of his letter regarding Chapter 1270 of the Township's SALDO regarding improvements. A review of these numerous items will be conducted when the final plans are submitted. Mr. Slagle said this is a "tentative" list of items that will be handled with the final plan submittal. Mr. Curti said he believes the roadway impact fee is \$1,100/unit. Mr. Slagle said the Stormwater Facility Management Fund of \$5,000/basin must be paid for EACH of the four facilities. Mr. Curti noted a copy of the revised plan was submitted to the ACCD on April 26, 2017 for their review.

In addition to the items addressed in his letter, the Engineer said the width of the entrance road to the first cul-de-sac needs to be widened to 27'. He also said due to concerns with the townhouses that will abut in the rear towards Fox Chapel Road, additional screening needs to be added, architectural enhancements to the back of the townhouse need considered, and all lighting must be shielded. Finally, a minimum of 2" caliber trees must be planted in front of the townhouses and a minimum 1" caliber be planted in the re-forested areas.

Mr. Tranquill asked if the problems regarding the availability of sewage and ALCOSAN is similar to the problems the Township faced many years ago with the Wilmar Manor plan not being able to get sewage in the Indiana Township portion. Mr. Slagle said it is similar but meetings have been held with ALCOSAN and ideas for a remedy are being considered. He said the developer and the Township need to work together on this issue.

Mark Gumbert of Pine Creek Drive, asked the Commission to keep in mind how future development can be controlled. He noted his neighbor, Mr. Mantia, owns a lot of property in this same area, in excess of 100 acres, that could be developed. He also said in Phase 2 of the plan, there are four units that will have the rear of their units directly facing Fox Chapel Road. He agreed with the idea of 'dressing up' the rear to make them look as appealing as the front of the units. Mr. Slagle said by requiring 2" caliber trees, intermingled with bushes/shrubbery, that an adequate buffer will be created. Mr. Curti agreed this area should be focused on. Mr. Ceponis liked the architecturally aesthetic idea on the rear of the homes and suggested the developer

discuss this possibility with Ryan Homes. He said perhaps Ryan can put together a sketch of this type of home to show the residents. Mr. Slagle said the shielded lighting in the rear of these units will help as well. Ms. Ulizio asked why the Township cannot just say "no" to those units being built there. Mr. Slagle said the Township can make this request of the developer, but the developer is already in compliance with the number of units allowed. Lucy Klimko of Pine Creek Drive, said she does not feel that 2" caliber trees are enough of a buffer. Mr. Victor said he can do more research into her concern. Ms. Klimko asked what the time frame is for development. Mr. Victor said their guess is if tentative approval is received by the Board of Supervisors at their May meeting, then about 6 to 10 months after this, they should be able to begin construction. He said the first home will be the 'model home'. He said he estimates Phase II to begin in about 2 to 2 ½ years. Mr. Victor stated the sewage issue is the biggest hurdle with the development.

There was discussion amongst the audience regarding the types of trees proposed to be replanted. Mr. Victor reminded everyone this is just a 'preliminary' plan at this point, and he is open to having people share their concerns. Kyle Ruche of Oak Knoll Drive, said he is also concerned about seeing the back of the four units from Fox Chapel Road. He would like to see more screening put in. Mr. Victor said he plans to look into this. Mr. Curti said this area was left open in the initial plans submitted because this was where the access into the plan was to be off of Fox Chapel Road. He said now that it will be a cul-de-sac, a lot more trees will be planted. Mr. Slagle said the developer only had a week and a half since the last Board meeting to work on the revised plan; he said changes can still be made. Mr. Curti said architectural 'off-sets' to the rear of the 4 units be considered, rather than the units being in a 'straight line'.

Joe Bursick of 1955 Fox Chapel Road, said he has questions regarding grading in the area. Mr. Victor assured him all concerns will be considered. Mr. Curti said he feels the level area will probably remain the same grade as it is. Mr. Bursick said there has been talk of Mr. Mantia discussing with developers about buying one of his properties which abuts the plan. Mr. Slagle said this is why he requested a 'stub' be left at the end of the cul-de-sac, in case the road needs to be extended to another development, if ever proposed, on the Mantia property. Ms. Ulizio questioned what the large, dark green area is shown in the middle plan represents. Mr. Victor said those are areas where existing vegetation will remain. Mr. Victor said due to the topography of the land, there are limits as to what can be done. Mr. Curti pointed out the elevation changes shown on the plan. Mr. Slagle said the elevation is 1,250' at Dorseyville Road and 1,110' on Fox Chapel Road. A discussion was held with the audience about slopes, topography issues, etc. Mr. Victor showed the location of the 4 proposed detention basins, and explained how the storm sewer system will work. Mr. Slagle said a detention basin normally holds water for less than a one day period.

Ms. Ulizio questioned where the public utilities will be coming in. Mr. Victor said he has been in discussion with Fox Chapel Water, since their tower is so close to the location. Mr. Victor said the developer has plans to meet with Mr. Nicely as well. As for sewage and electric, they will come off of Dorseyville Road.

Linda Massarelli of 5 Pine Creek Drive, asked if they plan to tear down the house at 1948 Fox Chapel Road that was previously owned by Mr. Kelly. Mr. Victor said this parcel is not part of the development; there are plans to tear down the existing O'Sell home at 1942 Fox Chapel Road, which is part of the development. Ms. Massarelli said it was previously stated at a meeting that the prices of the townhouses would be much lower. Mr. Victor said he was not sure where they heard about lower price points. Ms. Massarelli asked why the nearby residents were not individually notified by mail about the proposed development. Mr. Victor said it is not a requirement of the MPC to do so. He also said the Agenda for each meeting is posted on the Township's website the Friday prior to each meeting. Mr. Curti also said that since a Public Hearing was held, it was advertised as required in the newspaper.

Hiller Hardie of 825 Dorseyville Road, said he lives about ½ mile away from the intersection of Fox Chapel and Dorseyville Roads, almost across from where the new proposed entrance to the plan will be. He said he is concerned about the traffic at the existing intersection, which is already extremely heavy. He said the development may make it worse with the extra car traffic. He said he is also concerned about stormwater created from the plan, and his property getting flooded. He summarized information he obtained about the stormwater plan, and he said it shows a 4-fold increase. Mr. Victor said he feels Mr. Hardie is not reading the studies correctly. Mr. Curti pointed out the detention basins are not near his property and due to the topography in the area, Mr. Hardie actually could not be flooded because he is uphill from the plan.

Mr. Bursick said he is worried about the value of his home if townhouses are built rather than single family homes. Mr. Ceponis said in his many years of being in the real estate business, he has never seen a negative impact if the two different types of homes are near each other. He said the demographics of people purchasing townhouses are not usually looking for single family homes. Mr. Ceponis said he thinks Mr. Bursick would see a much larger impact on the value of his home if Mr. Mantia would sell his properties to developers. Mr. Tranquill said he feels it would be appealing to the area if the houses owned by Mr. Mantia (the former Mr. Kelly's house, as well as the house formerly known as the "Flaccus" mansion) were torn down. Mr. Curti said he agrees; both homes, especially the Flaccus home, are in extreme disrepair.

Ms. Klimko said she is worried about stagnant water collecting in the detention basins. Mr. Victor said there will be some water in them during construction, but after the construction process, it will go away after the plan is built out.

Jack Boros, owner of Jack's Service Station at the corner of Dorseyville Road and Harts Run Road, said he is concerned about the increase in traffic at the corner of Dorseyville and Fox Chapel Road. He asked why the Township cannot ask the County to make that intersection a 3-way stop. Mr. Curti said they did years ago, and the County put up a stop sign, but then the State forced them to take it down. Mr. Curti said the State has a reputation for not liking to create 3-way stops. Mr. Victor suggested the Township request a "round-about" there; he said they are usually very successful. Mr. Boros said he feels that could be dangerous; he thinks a stop sign should be re-installed. Planning Commission Members agreed with him. Mr. Curti said he will talk

to the Chief of Police about this matter. Mr. Victor explained how 'roundabouts' work. Mr. Tranquill asked why the Township cannot make a request to the County to put up a stop sign again.

Mr. Tranquill said at the last Board of Supervisors' meeting, the Board asked for the revised plan be brought back to the Planning Commission for review, discussion, and suggestions. He said he still feels the name of the plan should be changed. Ms. Klimko asked where the parking is going to be within the plan. She was shown on the drawings. Each townhouse will have a two car garage, as well as a two car driveway. Areas have also been allotted for additional guest parking throughout the plan.

***Mr. Miller made a motion, seconded by Mr. Rouggie, recommending tentative approval of the Fox Chapel Estates - Planned Residential Development (PRD), providing the outstanding items listed in the Township Engineer's letters dated April 26, 2017, are satisfactorily addressed, and consideration is given to the other issues brought up. Also, that the Board of Supervisors put consideration into the requested waivers. The items to be addressed include:***

- 1. Provide a sewer service availability letter from the Fox Chapel Sanitary Authority or provide release from ALCOSAN to be completely serviced through the existing Deer Creek Drainage Basin Authority's sewers.***
- 2. Upon final approval, please note that protective covenants shall include restrictions on development in the grass strips located between the driveways and ownership of the sidewalks and trees. This should be included in the HOA agreements/covenants.***
- 3. A consolidation plan shall be provided in order to comply with the 10 acre minimum requirement.***
- 4. Provide a 25' buffer of land around the perimeter of the development site in which no development may take place. The Developer is requesting a waiver for the lot encroachments of five townhouse units for LAND ONLY.***
- 5. No structure shall be located closer than 25' from any other structure in a development. The Developer is requesting a waiver for a 20' separation distance between buildings. It has also been suggested that non-combustible materials and fire suppression be used.***
- 6. The revised plan has removed the originally proposed entrance on Fox Chapel Road. Sight distance needs added to the plans for the intersection with Dorseyville Road.***
- 7. Indicate all existing and proposed utilities by providing written commitment letters stating their ability to serve the facility.***
- 8. Indicate subsurface conditions, including the subdivider's right of support if seams of mineable coal are located within five hundred feet of the subdivision surface.***
- 9. Since the area designated for open space has limited use, Recreational Fees in the amount of \$750/unit will need to be paid.***
- 10. A Stormwater Management Plan, approved by the Township, needs to be submitted to the Allegheny County Planning Department for review and comment.***

11. ***A geotechnical engineer must be on site and a professional signed/sealed certification needs provided prior to the release of any bonds.***
12. ***Since the proposed cul-de-sac from the roadway intersection to the centerline of the turn-around on Olivia Drive is approximately 2,375', the applicant is requesting a waiver since it exceeds the maximum of 800'. Provide a minimum cartway radius of 40' and minimum right-of-way radius of 50' for the proposed cul-de-sac as well.***
13. ***The Township shall approve/confirm the proposed name of the roads.***
14. ***Construction detail on the proposed temporary cul-de-sac will be provided during the Final Plan approval process. A gravel cul-de-sac will be allowed for up to 3 years after which it must be paved in accordance with Township Standards.***
15. ***Guard posts and rails of a type approved by the Township shall be installed at the outer edge of the road shoulder wherever the ground elevation falls away five or more feet within 20' of the edge.***
16. ***Fire hydrants shall be provided within 600' of each proposed structure and indicated on the plan. A letter needs submitted from the local Fire Department regarding the adequacy of fire protection and hydrant location.***
17. ***The Township requires that for every tree removed that 3 new trees shall be replanted within the Subdivision. The Developer is requesting a waiver for the proposed landscape plan by the Board of Supervisors.***
18. ***Provide an Erosion and Sedimentation Control plan and obtain approval from the ACCD of the Plan.***
19. ***Provide NPDES Permit Approval.***
20. ***The Owner must establish a Special Stormwater Facility Management Fund to defray the cost of the Township for inspecting and maintaining the facility for a period of 10 years in the amount of \$5,000/basin.***
21. ***The Owner shall pay the required Township roadway impact fee.***
22. ***Provide a response to the Allegheny County Department of Economic Development's review letter dated November 10, 2016.***
23. ***Provide Allegheny County HOP approval for the proposed entrance way into the development.***
24. ***Provide a sanitary sewer easement for proposed construction on Parcel ID #620-G-362.***
25. ***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.***
26. ***The width of the entrance road up to the first cul-de-sac needs to be widened to 27'.***
27. ***Add additional screening in the buffer area along Fox Chapel Road.***
28. ***Require architectural enhancement to the rear of the town houses located along Fox Chapel Road.***
29. ***All lighting on the rear of the units along Fox Chapel Road must be shielded.***

- 30. Minimum 2" caliber trees must be planted in front of the town houses and minimum 1" caliber trees must be planted in the re-forested areas.**

***Motion carried unanimously.***

**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 March 22, 2017 regular meeting.

**ADJOURNMENT**

***Mr. Geahry made a motion, seconded by Mr. Ceponis, to adjourn the April 26, 2017, Planning Commission Regular Meeting. Motion carried unanimously.***

The meeting was adjourned at 8:18 p.m.

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

