

TOWNSHIP OF INDIANA

May 9, 2017

A Regular Meeting of the Board of Supervisors of the Township of Indiana was called to order at 7:00 P.M. by Mayor Darrin Krally with the Pledge of Allegiance. The meeting was held at Indiana Township Town Hall, and recorded on audio cassette.

Supervisors in attendance were Paul Jorgensen (attending by telephone), Albert Kaan, Darrin Krally, Michael Schurko, and Daniel L. Taylor. Also in attendance were Engineer Daniel B. Slagle, Manager Daniel L. Anderson, Public Works Superintendent Larry Smith, Solicitor Irving Firman, and Recording Secretary Carolyn Kustra.

APPROVAL OF MINUTES

APRIL 11, 2017, REGULAR MEETING

Mr. Taylor made a motion, seconded by Mr. Schurko, to approve the April 11, 2017, Regular Meeting Minutes as presented. Motion carried unanimously.

CITIZENS' FORUM

JACK BOROS-MISSING STOP SIGN

Jack Boros of Jack's Food Mart, reported that the STOP sign is missing from the intersection of Fox Chapel and Dorseyville Roads.

DEVELOPMENT PROPOSALS

WELLINGTON PLAN OF LOTS-MULTI-SUBDIVISION (Previously tabled as requested by Developer)

Board Members were presented with a subdivision/consolidation plan consisting of changing four lots to form Parcel A (10.313 acres), Lot 4 (1.028 acres), Lot 5 (1.000 acres) and Lot 6 (0.879 acres), with the construction of a cul-de-sac on Campbell's Run Road. Parcel A is partially located in both Fox Chapel Borough and Indiana Township. A new private lane (Equestrian Lane) is proposed off of Campbell's Run Road to serve three reconfigured lots in Fox Chapel Borough. The subdivision is located on the southern side of Campbell's Run Road, approximately 1.4 miles west of the intersection with Guys Run Road. The property is zoned "MDR" Medium Density Residential.

This proposal was brought before the Indiana Township Planning Commission in 2016. Mr. Slagle said road issues with Fox Chapel Borough remain unresolved at this time. The Planning Commission has recommended the proposal be denied. Steven Victor, the Developer's representative, said the Developer agrees to construct the roads to the Borough's standards, with the cul-de-sac on the Indiana Township portion of land. Everyone agreed more time was needed to allow the Developer to resolve outstanding issues, and felt the proposal could be considered again at the July 11, 2017, public meeting.

Mr. Taylor made a motion, seconded by Mr. Krally, to table action on the Wellington Plan of Lots Multi-Subdivision request, pending the Developers written request to have the proposal considered at the July 11, 2017, Regular Public Meeting. Motion carried unanimously.

NRG/MONARCH MINE-SUBDIVISION (Consolidation)

Board Members were presented with a subdivision request to consolidate three parcels of land at the end of Duquesne Light Lane, approximately 0.1 miles north of the intersection with Little Deer Creek Valley Road. The combined acreage will become a 6.941 acre parcel located in a Village Residential (VR) zoning district. Mr. Slagle said all items noted in his letter dated May 9, 2017, have been satisfactorily addressed, and recommended approval of the proposal.

Mr. Schurko made a motion, seconded by Mr. Taylor, to approve the NRG/Monarch Mine Subdivision, provided the two items noted in the Engineer's Letter dated May 8, 2017, have been satisfactorily addressed. Motion carried unanimously.

FOX CHAPEL ESTATES-PLANNED RESIDENTIAL DEVELOPMENT (PRD)

Board Members were presented with a proposed Development, at the intersection of Fox Chapel and Dorseyville Roads, that includes three styles of town homes. A public hearing was held previously, and Board Members considered the proposal twice previously as well. They had requested several changes be made to the plans that were agreed to by the Developer. Steven Victor of Victor Wetzel Associates, provided Board Members and the audience with a computer presentation showing the previously requested changes that were made to the plan, not limited to but including sidewalks, guide rails, additional parking, denser tree planting (1063 trees are proposed), etc. The Developer requested preliminary approval of the plan, which now includes a cul-de-sac. It was noted that the length of the proposed cul-de-sac exceeds Township standards, and would have to be approved by the Board. An "arm" on the cul-de-sac leading to the adjacent Mantia property was a new addition to the plan, that had not been proposed or discussed previously. Mr. Slagle said a utility easement and pedestrian easement need to be placed on the plan. It was noted that each townhouse owner will have **1/91** ownership of the open space. It was agreed that town homes constructed along the Fox Chapel Road side of the plan will have any exterior lighting shielded downward. Supervisor Jorgensen said he is concerned that allowing the construction of a cul-de-sac with an "arm", might imply permission to connect to the Mantia property at a later date. Mr. Victor said he does not have a problem with the Township disallowing a connection to the Mantia property, and that showing the arm or spur, does not imply a connection to the adjacent property. He also noted that the entrance roadway was widened to accommodate two lanes of traffic with space for vehicles to park along the road at school bus time. Board Members expressed concern for vehicles parking along the

road near the mail pick-up area, and suggested widening the parking area there as well. It was also noted that each unit will have two internal garage parking spaces, as well as two parking spaces in each driveway.

Linda Massarelli of Pine Creek Drive, asked how high the units on the Fox Chapel Road side will be. She was told they are two stories high. She said she is also concerned about the safety of the walkway from the cul-de-sac to Fox Chapel Road. She was told a walkway will not be constructed there as previously suggested. She said nonetheless, people tend to use the quickest way to get across the street, and this is an extremely dangerous spot along the road. Megan Rusche of Oak Knoll Drive, said she has experienced extremely dangerous situations at this crossing area. She also said larger more mature trees that currently exist along Fox Chapel Road should be left standing. David Gravina of Indian Drive asked how many bedrooms the town homes will have. He was told some will have two, others will have three. Mr. Anderson said the Township does communicate with the School District, and they will be made aware of the development. Mr. Gravina said he values the rural country feel of the area, and hopes the Township can request that the large trees along Fox Chapel Road be kept as a buffer. Terry Bossola of Oak Knoll Drive, asked what the low-end pricing is on these units is; the newspaper said it was \$165,000. Mary O'Sell said she called the newspaper to question that information. It was determined this figure was incorrect, and she had been told they would cost between \$225,000 and \$425,000. Joe Bursick of Fox Chapel Road said he also had heard the units would start at \$225,000. He said he is concerned that the Mantia property could also be developed with town homes, which could affect surrounding homeowners' property values. Karel Ulizio, thirty year resident, said the name Fox Chapel Estates is clearly being used to market the homes, since they are in Indiana Township, not Fox Chapel Borough. She would like to see the name reflect what Indiana Township residents love about the Township. She wondered if there are **Sentinel** Oaks or Maples on the property that should be left standing to protect the increasingly fragile ecosystem. She said maybe a lighted gazebo could be constructed at the spur. When asked who would plow this paved area, she was told the Homeowners' Association would be responsible. Shannon Bursick said she has huge traffic concerns, as well as the new view from her front window of so many homes. Donna Ludwig of Oak Knoll Drive, said she too has great concern for increased traffic and large numbers of children. Mr. Gravina asked if the Township still has options, and if some of the green space can be preserved. Mr. Firman said the Board of Supervisors is bound by the Township's Codes, and cannot deny a proposal just because they don't like it. Mr. Anderson said reasonable requests can however be made of the Developer. Mr. Gravina suggested perhaps the Developer could make a better profit if they were to construct large, quality, single family homes on bigger lots, adding he would like to encourage Board Members to listen carefully to the concerns of Township residents. Mr. Victor pointed out that 91 units are being proposed on a 22 acre site, which is 4 units per acre. He said it is actually permissible to propose 6 units per acre. Mr.

Slagle said a Public Hearing is required with every PRD (Planned Residential Development) proposal; the Township always does this. Mr. Victor agreed that grading will begin 30' off the pavement along Fox Chapel Road. Linda Massarelli said she would like to see individual homeowners of nearby properties notified when something is proposed. She was told a public hearing was advertised, and that the proposals are discussed at public meetings of the Planning Commission as well. Supervisor Kaan pointed out that significant requests for changes have been made by the Board since this proposal was first brought before them. Jim Horvat of Middle Road said he did see the public notification, and was aware of it coming before the Township. Supervisor Schurko said the Township is considering better ways of making affected residents aware of development proposals.

Mr. Slagle suggested as soon as grading is complete and established in accordance with the Allegheny County Conservation District, trees should be planted within three months, or as soon as possible. He suggested no grading be done within a 200-300 ft. buffer at the Southerly end of the plan until Phase II is approved.

Mr. Taylor made a motion, seconded by Mr. Kaan, to grant tentative approval of the Fox Chapel Estates - PRD (Revised), based on the conditions as set by the Township Engineer in his letter dated May 8, 2017.

The Tentative Approval is subject to the following additional conditions imposed by the Township Board of Supervisors:

- 1.) No structures shall be placed in the buffer yard area in the lots associated with Unit Numbers 56, 57, 58, 61 and 91.***
- 2.) All buffer yard trees and reforestation trees shall be planted when grass is established or as soon as practical thereafter, but no later than the next planting season. Developer further agrees to replace any trees that die prior to the final completion of the development.***
- 3.) There shall be no grading or removal of any living tree within 200 feet from Fox Chapel Road cartway until Phase 2 receives final approval.***
- 4.) It is expressly conditioned that the spur shown does not imply connectivity or authorization of a potential through street from the site.***
- 5.) It is expressly conditioned that each unit shall have 2 parking spaces in the garage and 2 parking spaces in the driveway.***

Motion carried with Mr. Schurko casting a negative vote.

ACCOUNTS PAYABLE-MAY, 2017

Mr. Taylor made a motion, seconded by Mr. Kaan, to approve payment of the May, 2017, expenditures as presented. Motion carried unanimously.

Payments were to be made from the following funds:

GENERAL:	\$106,393.01	CAPITAL IMPROVEMENT	\$ 18,886.57
K-9:	\$39.04	DEVELOPERS REC.	0.00
DARE:	\$0.00	STATE:	\$7,269.03
ROSEDALE RD:	\$0.00		
OTTAWA HILLS:	\$ 678.64	<u>PAYROLL:</u>	
MIDDLE RD NO.1	\$0.00	PAYROLL ENDING 04/16/17	\$81,150.93
MIDDLE RD NO.2	\$0.00	PAYROLL ENDING 04/30/17	<u>\$79,432.55</u>
FAIRVIEW:	\$51.55	TOTAL:	\$293,901.32

FINANCIAL REPORTS-APRIL, 2017

Each Board Member had previously received a copy of the “Expenditures and Revenues as Compared to Budget” and “Balance Sheets” for April, 2017.

ACCOUNTS RECEIVABLE-APRIL, 2017

Each Board Member had previously received a copy of the “Accounts Receivable Statement” for April, 2017; copies were placed on file.

OLD BUSINESS

No old business was discussed.

REPORTS

VOLUNTEER FIRE COMPANIES

Jeff Jones, Indiana Township Volunteer Firefighters Association President, thanked Board Members for payment of Fire Tax money to the Association. He said the Association has determined that the Township’s starting figures for 2017 Fire Tax Funds is indeed correct, and they are no longer in disagreement with the Township on those figures. It was felt that the discrepancy could have arisen when yearly Real Estate Tax Refund figures were not considered in the calculation. Ed Banks asked what percentage of tax dollars are refunded each year. He was told the amount fluctuates, depending on the number of properties, and their assessed values, that are getting refunds. Supervisor Taylor said he has some questions regarding Dorseyville Volunteer Fire Department’s Tax Form 990. Mr. Banks said he would have the preparer contact Mr. Taylor to answer his questions.

CHIEF OF POLICE

Each Board Member was previously presented with copies of the Police Department’s written report for April, 2017. A copy was placed on file.

CODE ENFORCEMENT OFFICER

Each Board Member was previously presented with copies of the Code Enforcement Officer's Monthly Report for April, 2017. A copy was placed on file.

PUBLIC WORKS SUPERINTENDENT

Each Board Member had previously received a copy of the Public Works Department written report for April, 2017. A copy was placed on file.

ENGINEER

Each Board Member was presented with a copy of the Engineer's written report. A copy was placed on file. Mr. Slagle reviewed his report for the Board.

SOLICITOR

Mr. Firman had nothing to report.

MANAGER

Mr. Anderson said he will have the Articles of Agreement for the 2017-2018 Morton Salt Contract for Board Members to consider for approval at the June 13th Regular Meeting. The salt price will remain at \$66.40 per ton.

Indiana Township will be receiving its portion of the COG-wide distribution of CDBG funding to be used for ADA access in conjunction with the Live-Like-Lou field project at Emmerling Community Park.

PARK & RECREATION BOARD

No report submitted.

HISTORICAL COMMISSION

No report submitted.

SUPERVISORS

MR. JORGENSEN

Mr. Jorgensen had nothing to report.

MR. KAAAN

Mr. Kaan said he has witnessed, and has received residents' reports, of debris left behind by garbage/recycling trucks in his district on collection day. This will be reported to Waste Management.

MR. TAYLOR

Mr. Taylor reported attending the PSATS Conference in Hershey, PA on April 23-26. He said a crisis for emergency medical providers is anticipated in the near future; Medicare and Medicaid does not pay enough to cover emergency medical services. As part of the Conference, Mr. Taylor reported meeting with State Senator Vulakovich.

MR. SCHURKO

Mr. Schurko had nothing to report.

MR. KRALLY

Mr. Krally had nothing to report.

Mr. Taylor made a motion, seconded by Mr. Kaan, to accept the foregoing reports as presented. Motion carried unanimously.

CORRESPONDENCE

None presented for consideration.

NEW BUSINESS

POSSIBLE APPROVAL TO HIRE 2017 SUMMER PUBLIC WORKS EMPLOYEES

Board Members were presented with a recommendation of 4 applicants for Summer Public Works positions. The individual who worked for the Township last Summer, will earn \$9.47/hr, and the applicant that has worked in this position for two previous summers, will earn \$9.63/hr. The two “new” applicants will each earn \$8.96/hr.

Mr. Taylor made a motion, seconded by Mr. Schurko, to approve hiring the four individuals recommended for 2017 Summer Public Works positions. Motion carried unanimously.

The following individuals were hired:

Matthew Feeney	Ben Klass
Aiden Carlier	Cam Zmenkowski

The meeting was adjourned at 8:49 p.m.

Daniel L. Anderson
Manager