

TOWNSHIP OF INDIANA

PLANNING COMMISSION

MAY 24, 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 APRIL 26, 2017

Mr. Rouggie made a motion, seconded by Mr. Ceponis, to approve the April 26, 2017, Regular Meeting Minutes as presented. Motion carried unanimously.

DEVELOPMENT PROPOSALS

HARTWOOD ACRES PARK/PA TURNPIKE (Wetland Mitigation Project) - SITE PLAN

The Planning Commission Members were presented with a site plan consisting of the construction of 0.5 acres of wetlands, with a disturbed area of 2.3 acres, required to mitigate wetland impacts associated with the PA Turnpike widening project. The site is located west of Saxonburg Boulevard, within the Allegheny County Hartwood Acres Park, approximately 1.6 miles north of the intersection with Harts Run Road. The property is zoned "AG" - Agricultural. John Dzurko, Project Manager from Hill International, Inc., as well as Dave Cutlip, Environmental Services Engineer from Markosky Engineering, were present to represent the applicant, the Pennsylvania Turnpike Commission.

Mr. Tranquill questioned what the mitigation entails. Mr. Cutlip said they need to relocate wetlands that were disturbed by the Turnpike Widening Project. He said Trumbull Corporation will be the contractor for the project. He said the disturbed wetlands may not be in the same municipality where the new ones are built, but they are usually located within the same watershed. The Turnpike is doing this project in partnership with Allegheny County. Mr. Curti questioned the size of the wetlands being so large at 2.3 acres. Mr. Cutlip said the wetland size adds up to a number of wetlands they disturbed during construction. Mr. Curti asked if the wetlands they encountered were located mostly in Indiana Township. Mr. Cutlip said they were disturbed in several different municipalities. Mr. Curti asked if the creek in Hartwood Acres Park will feed into the wetlands. Mr. Cutlip said no. Mr. Slagle asked who will be responsible for the upkeep of the new wetlands. Mr. Dzurko said Trumbull will be for the first five (5) years, and then after that, it will be up to Allegheny County to maintain them as per the agreement.

Mr. Slagle reviewed his letter dated May 22, 2017. He said since the wetland mitigation will be constructed on land within Hartwood Acres Park, which is owned by Allegheny County, an agreement/easement granting the applicant authority to construct them needs to be provided. Also, the location of the easement area needs shown on the plan. Mr. Slagle asked who will actually own the wetlands. Mr. Dzurko said Allegheny County. He said there is currently an Agreement between the PA Turnpike and Allegheny County to construct these. Mr. Slagle asked if there are any natural and/or artificial features that may impact the site. Mr. Dzurko said no. Mr. Slagle said the Zoning District and proposed use of development need to be added to the plan. He said the note regarding any water runoff or environmental matters as stated in the Township's SALDO needs put on the plan.

Mr. Slagle continued and said a copy of the PennDOT Highway Occupancy Permit for the proposed driveway needs submitted to the Township. Mr. Dzurko said they already have one and he will provide a copy to the Township. Mr. Slagle asked that the location of all existing and proposed easements on the plan be shown; Mr. Dzurko said there are none. Mr. Slagle requested the hydraulic calculations to support the ability of the 48" storm sewer to convey flows during a 100-year storm event. Also, any springs encountered during construction must be piped to the storm sewer system or extended to a natural water course. Mr. Slagle said concrete headwalls/endwalls on the proposed 48" RCP culvert need provided, and construction detail needs put on the plan.

Mr. Slagle said all activities must conform with the Township's Grading Ordinance #229, as amended. He noted that no grading activities may be conducted on a Sunday or legal holiday without approval by the Board of Supervisors. Furthermore, work hours are limited to 7 a.m. - 6:00 p.m. unless a waiver is granted by the Board. Mr. Dzurko said they are fine with these working hours.

Mr. Tranquill asked how they plan to access the wetlands. Mr. Dzurko said from a dirt road located off of Saxonburg Boulevard. Mr. Slagle asked if they plan to haul dirt in and off the site. Mr. Dzurko said he was not sure but he would check into this. Mr. Slagle noted that Grading Permits expire within one year from the date of issuance. Mr. Dzurko said he feels this can be done, except possibly finishing all of the proposed plantings. He said their Agreement with Trumbull is good until October 18, 2019. Mr. Slagle said a waiver on the one year expiration needs to be requested from the Board of Supervisors. Mr. Slagle reviewed issues regarding the Standards for Excavation and Fill. Mr. Cutlip said these are addressed in the E & S Plan. Mr. Slagle said a diversion ditch needs provided at the top of the fill slope. Mr. Tranquill asked where the nearest residents reside. Mr. Curti said on the adjacent properties owned by the Wirginis' (formerly Connelly) family.

Mr. Slagle said an Operations & Maintenance manual and schedule for the proposed wetland facilities needs provided, and it should include the Turnpike's plan to abate West Nile Virus and stagnant odor complaints. Mr. Dzurko said this

document is still being worked on. Mr. Slagle said the name(s) of who will be responsible for the wetlands should be included in this document. He also said the Developer must enter into a Developer's Agreement with the Township and post all applicable bonds. Mr. Slagle asked if they are planning to have any education operations at the site; Mr. Cutlip said he did not think so.

Mr. Slagle said the Developer has addressed almost everything in his review letter. He also said they have their E & S Approval from the ACCD. Mr. Curti said since his tenure with the Township, he has seen three wetlands that were built. However, he has not seen anything planted in them, as required. Mr. Cutlip said at the Schmitt wetlands, the plantings have been completed. Mr. Cutlip said a mixing of seeds are being proposed at the Hartwood Acres site. Mr. Curti noted the wetlands at Emmerling Community Park, which were built as part of the Zamias/Pittsburgh Mills project, appear to have not been planted as proposed. Mr. Slagle asked Mr. Curti if he feels the wetland project at Emmerling was a success. Mr. Curti said he does not feel any of the wetlands that were built in the Township seemed to work as proposed. He said the plans looked good on paper, but do not appear like were built as planned. Mr. Tranquill agreed.

Mr. Geahry made a motion, seconded by Mr. Ceponis, recommending approval of the Hartwood Acres Park/Pa Turnpike (Wetland Mitigation Project) Site Plan, conditioned upon the outstanding items listed in the Township Engineer's letter dated May 22, 2017, being satisfactorily addressed. The outstanding items include:

- 1. Provide an agreement/easement which grants the applicant authority to construct the wetland on Allegheny County's privately owned property. Indicate the location of the easement area on the plan.***
- 2. Provide the Zoning District and proposed use of development on the plan.***
- 3. 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(J).***
- 4. Provide a copy of the PennDOT Highway Occupancy Permit for the proposed driveway access onto Saxonburg Boulevard (SR1013).***
- 5. Provide hydraulic calculations to support the ability of the 48" storm sewer to convey flows during a 100-year storm event.***
- 6. Provide concrete headwalls/endwalls on the the proposed 48" RCP culvert, and add the construction details on the plan.***
- 7. None of the work or activity covered by a Grading Permit shall be conducted on a Sunday or a legal holiday without approval from the Board of Supervisors. Work activities are also limited to 7:00 am - 6:00 pm, unless a waiver is requested from the Board.***
- 8. The Grading Permit has an expiration date of one year from issuance.***

9. ***A diversion ditch needs provided at the top of the fill slope.***
10. ***Provide a copy of the Operation and Maintenance manual and schedule for the proposed wetland facilities. This should also include the PA Turnpike's plan to abate West Nile Virus and stagnant odor complaints.***
11. ***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.

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 April 26, 2017 regular meeting.

ADJOURNMENT

Mr. Miller made a motion, seconded by Mr. Geahry, to adjourn the May 24, 2017, Planning Commission Regular Meeting. Motion carried unanimously.

The meeting was adjourned at 7:30 p.m.

Jacquelyn A. Rouggie, Recording Secretary