

TOWNSHIP OF INDIANA

PLANNING COMMISSION

JUNE 28, 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, Pat Miller, Michael Rouggie, and Cecil Tranquill. David Geahry did not attend. Also in attendance were Code Enforcement Officer Jeffrey S. Curti, Recording Secretary Jacquelyn Rouggie, and Robert Herring, P.E./Senior Designer, from Nichols and Slagle Engineering.

REGULAR MEETING MINUTES OF MAY 24, 2017

Mr. Ceponis made a motion, seconded by Mr. Rouggie, to approve the May 24, 2017, Regular Meeting Minutes as presented. Motion carried unanimously.

Mr. Tranquill announced to the audience that the Fox Chapel Estates PRD is NOT on the Agenda for tonight's meeting, in case that is why they were in attendance. Mr. Curti said because an Appeal was filed with the Court of Common Pleas against the Board of Supervisors' recent 'tentative' approval of the PRD, comments cannot be made on that Plan. Also, because tonight's Agenda originally had "The Crossings" plans listed on the Agenda as "The Crossings at Fox Chapel", as it was first posted on the Township website; he thought perhaps there may have been some confusion due to the name. However, the Developer decided to change the name for now and drop the "at Fox Chapel" portion.

DEVELOPMENT PROPOSALS

THE CROSSINGS - SUBDIVISION

The Planning Commission Members were presented with a subdivision consisting of consolidating three lots into two lots: Lot 1 (1.397 acres) and Lot 2 (10.362) acres. The site is located northwest of the intersection of Harts Run Road and Saxonburg Boulevard. The property is zoned "O/C" - Office Flex Commercial. Troy DeHaven, Real Estate Development Manager, with Smith Packett and Keith Gindlesperger, P.E. with H.F. Lenz, were present to represent the applicant "Fox Chapel IL-AL Investors LLC".

Mr. Gindlesperger placed the most current plans on an easel, as well as providing a video presentation. Mr. Tranquill asked what will be on each lot. Mr. DeHaven said "Harts Run Service" will be on Lot 1 and "The Crossings-Assisted Living/Personal Care Home" will be on Lot 2. Mr. DeHaven and Mr. Gindlesperger introduced themselves and gave a brief overview of their respective companies. They also handed out to the Commission Members packets containing pictures of other facilities their company has built. Mr. DeHaven said Smith Packett has many

projects going on right now and they are primarily located on the eastern coast. Mr. Tranquill asked if they are affiliated with any specific hospitals. Mr. DeHaven said they are not. Mr. Tranquill asked why they picked this specific spot to build a new facility. Mr. DeHaven said they use analysts to assess demographics to determine a good area, i.e. location to cities and hospitals, etc. This location seemed ideal. Mr. Tranquill said he had concerns about it being at the intersection of Harts Run Road and Saxonburg Boulevard; he said it is very busy at various times of the day. Mr. DeHaven said their facility creates a low-impact on traffic volume.

Mr. Tranquill asked when they plan to begin construction. Mr. DeHaven said after they receive all of their approvals, they will have their architects begin drawing up the specific plans, and then expect to start construction. He feels the facility should be up and running in about two years. Mr. DeHaven showed a Power Point presentation of the proposed facility. It will consist of 74 Independent Living units, 80 Assisted Living units, and 40 Memory Care units. He explained each type of unit and what they will consist of. He said there will also be restaurants, hair salons, etc. for the residents in the facility. He then showed the layout of the facility. He said the existing auto service garage at the intersection will be relocated to the upper portion of the parcel, further up Harts Run Road. Mr. Tranquill asked how they plan to access the facility. Mr. DeHaven said from Saxonburg Boulevard; he said they have already met with representatives from PennDOT. Mr. Curti said he would rather see a "full in/out" access rather than a "right in/right out" access. He said however that it is up to the State to decide the best type of access.

Mr. DeHaven showed a rendering of the proposed building. He said it will be 3-stories tall. He said they will need to cut and fill areas on the property to make it flat. Mr. Tranquill said years ago, there was a VERY bad flood in the area. Mr. DeHaven said they plan to raise the building up from the creek area. Mr. Gindlesperger said he is preparing an H & H Analysis of Little Pine Creek with the Township Engineer Dan Slagle. Mr. DeHaven said they are providing 135 parking spaces, including 9 ADA accessible spaces, which exceeds the requirements of the Township Ordinance, and he showed their proposed locations. He said the driveway will be around the entire facility, but the rear area will be reserved for employees. Mr. Miller asked how high the proposed retaining wall will be. Mr. Gindlesperger said at the highest point about 18' - 20'. He said this has been analyzed. Mr. Ceponis asked if the parking and rest of the areas in the facility will be paved. Mr. Gindlesperger said they will and two underground detention facilities to control water flow are being proposed.

Mr. Herring reviewed the Engineer's letter dated June 15, 2017. He asked if there are any natural and/or artificial features on the property that are not shown on the plan. Mr. Gindlesperger said there are not. Mr. Herring asked if a Wetland Delineation Study was done. Mr. Gindlesperger said yes, by PCS. Mr. Herring said portions of the proposed building and access road will be located on two different parcels. Mr. Herring said a "Z-hook" can be added to the plan to merge the lots to

provide clarity on the Subdivision plan. Mr. Herring said the new plans provide for a 50' right-of-way for the portion of the property that abuts Saxonburg Blvd. and Harts Run Road. The new plans show the location of all the existing and proposed easements, including the sewer and gas lines. Also, all existing and proposed utilities are now shown. Mr. Herring said they will need to comply with comments received from the Allegheny County Department of Economic Development's review letter. Mr. Curti said the plan was submitted to them on June 16, 2017 by his Department, but they have not received their comments back yet.

Mr. Herring continued with the Engineer's review letter and asked if the existing structure on Parcel #524-A-304 will remain. Mr. Gindlesperger said it will be demolished. He said the final set of plans must be signed and sealed by a professional. Mr. Herring asked if any monuments are proposed; Mr. Gindlesperger said three are and he will add them to the plans. Mr. Herring said the existing storage building and barn will be located on Lot 1. He said a PennDOT HOP and legal public access to Lot 1 on Harts Run Road for the time period between "The Crossings - Subdivision" being recorded and the Harts Run Service Site Plan being constructed/completed needs provided. Mr. Gindlesperger said they plan to give the Service Station temporary access through Lot 2 until the HOP is secured. Mr. Herring said this needs to be shown on the plan.

Sarah Hertweck of 115 Berryhill Road said they indicated they will employ approximately 75 employees, plus some residents may have cars. She feels this could add to the traffic already at the intersection. Mr. DeHaven said most employees will work in (3) shifts so not all traffic will be at the same time. Shuttles will also be available for the residents' use. Mr. Gindlesperger said a Traffic Study has already been done as part of the application for the HOP. He said it indicated the facility will only have a minor impact on the traffic in the area. He also said the Developer will be paying the Township the \$1,100 per unit Traffic Impact Fee. He said all utilities are readily available and he has copies of letters from the existing companies indicating available service. Ms. Hertweck asked if the impact of the amount they plan to pay their employees will be conducive to the area. Mr. Tranquill said this is not the time to discuss employee wages. Mr. Ceponis said as for the traffic generated by the employees, PennDOT will address this in the traffic study.

Donna Walker of 426 Black Walnut Lane asked what time employees will start in the morning. Mr. DeHaven said he anticipates around 5 am or so. There will be restaurant employees, nursing staff, janitors, maintenance workers, etc. Ms. Walker said she would like to know the hours of each type of staff. Mr. Curti explained that Mr. DeHaven works for the Developer and does not have that type of information. Ms. Walker said she is concerned how much impact the facility will have on her property, which is adjacent to the facility. Mr. Tranquill said he does not feel it will be much. Mr. Curti said from looking at the topography map of the land, it does not appear to be near the private driveway she uses. He said her driveway is

approximately 200' away. Doug Ziegler of 3385 Saxonburg Blvd. said he is concerned about his adjacent property to the south getting flooded. Mr. Gindlesperger said these matters are all addressed in the H & H Study. It is also regulated by FEMA and the Township's Floodplain Management Ordinance. He said only a 1' increase is allowed as per FEMA and the Township Ordinance. He explained there are regulations by the DEP that must be adhered to as well. Mr. Curti said the H & H Study permits no more than a 1' rise in the 100 year flood plain. Mr. Ziegler said he is more concerned about just regular flooding. Mr. Curti said the flood of 1986 was a very rare occurrence. Mr. Gindlesperger explained how the underground facilities will also help control extra water flow. Ms. Walker asked if the facilities will be placed near where the golf course was. Mr. Gindlesperger said no; they will be in the wooded area behind it.

Mr. Miller made a motion, seconded by Mr. Rouggie, recommending approval of The Crossings - Subdivision, conditioned upon the outstanding items listed in the Township Engineer's letter dated June 15, 2017, being satisfactorily addressed. The outstanding items include:

- 1. Due to portions of the building and access road being located on two different parcels, add "Z" hooks on the plan to merge the lots.***
- 2. Provide a 50' right-of-way for the portion of property that abuts Saxonburg Blvd. and Harts Run Road.***
- 3. Provide the location of all existing and proposed utilities on the plan.***
- 4. Provide/comply with comments from the Allegheny County Department of Economic Development's review letter. (A copy of the Plan and Application was sent to them by the Code Enforcement Department on June 16, 2017 for their review and comment.)***
- 5. Provide the seal and signature of the engineer, surveyor, or other qualified person responsible for preparing the plan on the final plan.***
- 6. Show the location of the three (3) new monuments' locations on the plan.***
- 7. Provide a PennDOT Highway Occupancy Permit and legal public access from Lot No. 1 to Harts Run Road for the time period between "The Crossings - Subdivision" being recorded and the Harts Run Service Site Plan being constructed/completed.***

Motion carried unanimously.

THE CROSSINGS - ASSISTED LIVING/PERSONAL CARE HOME - SITE PLAN

The Planning Commission Members were presented with a site plan consisting of an Assisted Living/Personal Care Home facility located northwest of the intersection of Harts Run Road and Saxonburg Boulevard, on Lot #2 of The Crossings proposed subdivision. The property is zoned "O/C" - Office Flex Commercial. Troy DeHaven, Real Estate Development Manager, with Smith Packett and Keith Gindlesperger,

P.E. with H.F. Lenz, were present to represent the applicant "Fox Chapel IL-AL Investors LLC".

Mr. Herring reviewed the Engineer's letter dated June 16, 2017. He asked if the locations of all existing and proposed easements are shown on the plan; Mr. Gindlesperger said they are. Mr. Herring said grading is proposed within the existing wetlands located on the site; therefore, a PaDEP permit approval will be needed for these proposed disturbances. Mr. Gindlesperger said they had a meeting with the DEP. Mr. DeHaven said they indicated since less than 1/2 of an acre of wetlands are being disturbed, they can just add foliage to the area. Mr. Herring said a signed and sealed design of the retaining wall by a professional Engineer needs provided. Mr. Gindlesperger said once they select a contractor, this can be done prior to the issuance of a Building Permit. Mr. DeHaven said this can also be a condition in the Developer's Agreement. Mr. Herring said letters from all utilities need to be provided; Mr. Gindlesperger said they already have them and will provide copies. Mr. Herring said the tabulation needs added to the plans indicating the Proposed Use and names of all of the utilities servicing the facility. The note regarding stormwater runoff and other environmental requirements as stated in Chapter 1263(J) of the Township's SALDO needs added. A profile of the proposed access driveways within the site plan need to be shown and a circular loop needs to be added as well.

Mr. Herring continued with the Engineer's letter regarding the required screening between commercial/industrial and contingent residential properties. Mr. Gindlesperger showed what they plan. Mr. Herring asked what the elevation difference is between Saxonburg Blvd. and the facility. Mr. Gindlesperger said the elevation is about 950' - 965'; he said they will be located 15' above the stream level, to almost 25' above in some locations. Mr. Herring said they should consider adding more vertical plantings instead of shrubbery. Mr. Herring said no outside storage is being planned. Mr. Herring said a photometric plan for the proposed lighting needs provided and all lighting must be shielded. Mr. Herring said it appears the proposed Transformer Pad appears to be in the way of the loading dock. It needs to be located in an area that allows adequate maneuverability for unloading trucks. Mr. Gindlesperger said it can be relocated. A copy of a traffic study needs to be provided in accordance with Township requirements.

Mr. Herring said PennDOT Highway Occupancy Permits for both Harts Run Road and Saxonburg Blvd. need provided. Mr. Gindlesperger said they will be meeting with PennDOT to discuss the entrances and exits. Mr. Herring said the proposed entrance is very close to the intersection of the roadways. Mr. Tranquill asked what would happen if their location is not approved. Mr. Gindlesperger said they would have to install a bridge over the stream. Mr. Herring noted that all lands that are altered must be graded and re-seeded within a reasonable time frame. An H & H Report must also be submitted due to the grading within the flood plain. Also, the FEMA 100-year floodplain needs to be labeled on the plan. Mr. Gindlesperger said

this will be submitted with the Stormwater Management Plan. Mr. Herring said a Geotechnical Report needs provided and a geotechnical engineer must be on-site. Mr. Gindlesperger said the Report is already complete.

Mr. Herring said the location of the nearest fire hydrant needs shown and they need approval from the Fire Chief regarding fire protection being adequate. The owner must pay the \$1,100 required Traffic Impact Fee per unit as required by the Township. Roadway bond(s) will need to be secured if material is hauled to or from the site. Mr. Herring asked if there are any protective covenants running with the land. Mr. DeHaven said no, nor will there be an HOA formed. The seal and signature of a certified professional needs to be put on the final plans. The locations of all existing and proposed utilities servicing the facility need indicated on the plan. Mr. Herring said questions arose about an underground storage tank being located under the existing automobile business. Mr. DeHaven said this has been remedied but they are still investigating the area with an environmental company. Mr. Herring said a final report of the findings needs submitted. Mr. DeHaven said the tanks were not leaking and the pumps were about 10 years old.

Mr. Herring said the Stormwater Management Report must comply with all provisions of the Township's Ordinance and be submitted to the Engineer for review. The location of all walking trails in the plan need to be shown. Mr. Gindlesperger said they plan to have sidewalks around the facility due to the terrain. Mr. DeHaven said there will also be patio areas, gazebos, gardens, etc. Mr. Herring said a Landscaping Plan needs to be submitted. Mr. Curti said he would like a fence installed at the top of the retaining wall for safety. The owner must enter into a Developer's Agreement and post all appropriate bonds.

Mr. Tranquill asked the Developers if they feel they can have all these items addressed by the next Board of Supervisors' meeting in July. Mr. Gindlesperger said he feels they could, except for the 3rd party items. Mr. Tranquill asked once again how many units are proposed; Mr. DeHaven said 194. Mr. Herring said the Engineer has not reviewed the Stormwater Plan yet, nor prepared a letter. Mr. Curti said the Board usually needs to have the revised plans a week prior to its meeting. He said if the Planning Commission recommends approval, and the Developer finds they cannot get everything addressed, they can always ask to be tabled until the next Board meeting for more time.

Mr. Ceponis made a motion to table "The Crossings - Assisted Living/Personal Care Facility - Site Plan" due to so many things needing to be addressed.

Mr. Curti said the Planning Commission can always recommend approval to the Board of Supervisors, and the Developer can ask for an extension if needed.

Mr. Ceponis withdrew his motion.

Mr. Rouggie made a motion, seconded by Mr. Miller, recommending approval of The Crossings - Assisted Living/Personal Care Home - Site Plan, conditioned upon the outstanding items listed in the Township Engineer's letter dated June 16, 2017, being satisfactorily addressed, as well as some other concerns brought up at the meeting. The outstanding items include:

- 1. Since grading is proposed within the existing wetlands located on the site, provide PaDEP permit approval for the proposed disturbances.**
- 2. Provide a signed and sealed retaining wall design by a professional Engineer.**
- 3. Provide letters from all applicable utilities regarding their ability to provide service to the plan. Also, add the tabulation to the plan indicating the Proposed Use and the names of all of the utilities.**
- 4. Add the note on the plan that the Township will not be responsible for any storm water runoff, wetlands or other environmental requirements, as stated in the Township's SALDO Chapter 1263(J).**
- 5. Provide a profile of the proposed access driveways within the site plan.**
- 6. A planted visual barrier or landscape screen, which shall be maintained by the owner of the property, must be placed between any commercial/industrial districts and contiguous residential districts.**
- 7. Provide a photometric plan for the final plan review for all proposed lighting. All lighting must be shielded.**
- 8. Indicate whether the proposed loading dock location provides adequate maneuverability for unloading trucks. The Transformer Pad appears to be in the way.**
- 9. Provide a traffic study, signed and sealed by a professional traffic engineer, in accordance with Zoning Ordinance requirements.**
- 10. Provide PennDOT Highway Occupancy Permits for the full access driveway on Harts Run Road, as well as for the "right-in/right-out" access driveway on Saxonburg Blvd.**
- 11. Submit a Hydraulic & Hydraulics (H&H) Report which complies with the Township's Floodplain Management Ordinance for the grading proposed within the Zone AE floodplain district. Indicate and label the FEMA 100-year floodplain on the plan.**
- 12. Provide a Geotechnical Report for the proposed site plan. A geotechnical engineer must be on-site to certify proper fill compaction/keyway installation/benching. A geotechnical engineer must also provide a professional signed/sealed certification report prior to the release of any bonds.**
- 13. Show the location of the nearest fire hydrant on the plan. Also, provide approval from the Fire Chief regarding the adequacy of the hydrant placement and access road.**

14. ***The Owner shall pay the required Indiana Township roadway impact fee of \$1,100 per unit.***
15. ***A Township/State roadway bond will be required if materials are hauled to or from the site.***
16. ***Provide the seal and signature of the engineer, surveyor, or other qualified person responsible for preparing the plan on the final plan.***
17. ***Provide the locations of all existing and proposed utilities servicing the proposed site plan.***
18. ***Provide an approved PaDEP Permit to remedy the environmental hazard and public health concern for the underground storage tank located under the existing automobile business.***
19. ***The Stormwater Management Report must comply with all provisions of the Township's Stormwater Management Ordinance and be submitted for the Engineer's review.***
20. ***Provide the location of the proposed walking trails on the plan.***
21. ***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.

HARTS RUN SERVICE - SITE PLAN

The Planning Commission Members were presented with a site plan consisting of changing an existing storage garage into a new automobile service station, adding new parking areas and a new driveway, on Lot #1 of The proposed Crossings Subdivision. The site plan is located approximately 0.1 miles north of the intersection of Harts Run Road and Saxonburg Boulevard on Harts Run Road. The property is zoned "O/C" - Office Flex Commercial. Troy DeHaven, Real Estate Development Manager, with Smith Packett and Keith Gindlesperger, P.E. with H.F. Lenz, were present to represent the applicant "Fox Chapel IL-AL Investors LLC". The owner of the current Harts Run Service station, Bill Haberstich, was also present.

Mr. Tranquill asked if trees will be planted between the Personal Care Home and the Auto Station; Mr. Gindlesperger said yes. Mr. Tranquill asked Mr. Haberstich if he is satisfied with the proposal. He said he is. Mr. DeHaven said Mr. Haberstich will own the Service station, but if he decides to sell it, Smith Packett will have the first option to re-purchase the property. Mr. Curti said a lot of updates will be needed to be made to the existing garage. He asked who he will be dealing with about these issues. Mr. DeHaven said they will meet with Mr. Curti to discuss ADA compliant issues, ingress/egress, etc.

Mr. Herring reviewed the Engineer's letter dated June 16, 2017. He asked if the locations of all existing and proposed easements are shown on the plan; Mr. Gindlesperger said they are. Mr. Herring asked if there are any natural and/or artificial features that may impact this site plan; Mr. Gindlesperger said there are none. Mr. Herring asked the Developer to confirm that the proposed building is currently situated on the property and that all utilities are in operation. Also, the tabulation to the plan needs added indicating the Proposed Use and the names of all of the utilities. Mr. Tranquill said two buildings are shown on the lot. Mr. DeHaven said there are two; however, they may keep the existing barn but move it off the lot to another location. The note on the plan regarding storm water runoff, wetlands, or other environmental matters need added to the plan.

Mr. Herring said screening and landscaping must be provided between any commercial/industrial districts and contiguous residential properties and maintained by the owner of the property. If any storage is proposed, it must be screened and in sealed containers as required by the Township's SALDO; Mr. Gindlesperger said none is proposed at this time. Mr. DeHaven said if sometime in the future any is proposed, they will show it at that time. A photometric plan for the final plan review needs submitted for all proposed lighting, and all lighting must be shielded. Mr. Herring said a PennDOT HOP for the full access driveway off of Harts Run Road needs to be obtained; however, a temporary access is proposed for now. Any lands from which natural cover is removed or destroyed must be graded and seeded within a reasonable time frame. Mr. Herring asked the Developer to consider adding a guide rail at the outer edge of the parking area wherever the elevation of the ground within 20' of that edge falls 5' or more below elevation of the edge. Mr. Gindlesperger said they plan to install one. Mr. Herring said the location of the nearest fire hydrant needs shown and approval from the Fire Chief regarding the adequacy of its placement needs given. The detail and location of the new sign needs shown on the plan. A Township/State roadway bond will be required if materials are hauled to or from the site. If there are any protective covenants running with the land, they need to be provided. Mr. DeHaven said there may be; he will look into it.

Mr. Herring said the final plan needs to have a seal and signature from a qualified person for preparing the plan. The locations of all existing and proposed utilities servicing the plan need shown. Mr. Herring said the Stormwater Management Report must comply with all provisions of the Township's Ordinance and submitted for review by the Engineer. He noted gravel surfaces are now to be considered as an impervious surface. Mr. Gindlesperger said this will be provided separately and not as part of the Stormwater Plan submitted for the Personal Care Home. Mr. Herring said the Owner must enter into a Developer's Agreement with the Township, and post all appropriate bonds.

Mr. Tranquill said the Service Station will be gaining about another acre in size from the site they are located on now. Mr. Miller asked what the slope of the road is

leading to the repair building; he said it appears to be very steep. Mr. Gindlesperger said it will be 12½%. Mr. Tranquill asked what the setback is from Harts Run Road. Mr. Curti said 30'. He said they are approximately 120' - 200' from the roadway which is more than adequate. Mr. Tranquill asked if any residents have expressed concerns about the noise from the automobile station. Mr. Curti said he has not received any noise complaints for the existing station. Mr. Ceponis asked if the lot will be paved; Mr. Gindlesperger said no, it will be gravel. Mr. Ceponis asked if screening is proposed to hide the cars that are waiting to be worked on. Mr. DeHaven said they plan to move the cars being serviced away from the roadway, and covenants will be added to ensure this. Mr. Curti asked who will enforce this; Mr. DeHaven said they will. Mr. Curti asked why a Stormwater Management Report is needed since the lot is going to be gravel instead of paved. Mr. Herring said that under the new law, gravel is now considered to be an impervious material. He said the Stormwater facility needed will be very small.

Mr. Ceponis made a motion, seconded by Mr. Rouggie, recommending approval of the Harts Run Service - Site Plan, conditioned upon the outstanding items listed in the Township Engineer's letter dated June 16, 2017, being satisfactorily addressed. The outstanding items include:

- 1. Confirm the proposed building is currently situated on the property and that all utilities are in operation. Also, add the tabulation to the plan indicating the Proposed Use and the names of all of the utilities.***
- 2. Add the note on the plan that the Township will not be responsible for any storm water runoff, wetlands or other environmental requirements, as stated in the Township's SALDO Chapter 1263(J).***
- 3. Screening and landscaping, which shall be maintained by the owner of the property, must be provided between any commercial/industrial districts and contiguous residential districts.***
- 4. If any storage is proposed, it must be screened and in sealed containers as required by Section 1263.10 (A)(ii) of the Township's SALDO.***
- 5. Provide a photometric plan for the final plan review for all proposed lighting. All lighting must be shielded.***
- 6. Provide a PennDOT HOP for the full access driveway on Harts Run Road, when the temporary access road is no longer being used.***
- 7. Install a guide rail at the outer edge of the parking area wherever the elevation of the ground within 20' of that edge falls 5' or more below elevation of the edge.***
- 8. Show the location of the nearest fire hydrant on the plan and provide approval from the Fire Chief regarding the adequacy of the hydrant placement.***
- 9. Provide the location and detail for the new proposed sign on the plan.***
- 10. A Township/State roadway bond will be required if materials are hauled to or from the site.***

- 11. Provide protective covenants running with the land, if there are any.**
- 12. Provide the seal and signature of the engineer, surveyor, or other qualified person responsible for preparing the plan on the final plan.**
- 13. Provide the locations of all existing and proposed utilities servicing the proposed site plan.**
- 14. The Stormwater Management Report must comply with all provisions of the Township's Stormwater Management Ordinance and be submitted for the Engineer's review. In addition, note that gravel surfaces are now to be considered as an impervious surface.**
- 15. 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 May 24, 2017, regular meeting.

ADJOURNMENT

Mr. Miller made a motion, seconded by Mr. Ceponis, to adjourn the June 28, 2017, Planning Commission Regular Meeting. Motion carried unanimously.

The meeting was adjourned at 7:45 p.m.

Jacquelyn A. Rouggie, Recording Secretary