

# TOWNSHIP OF INDIANA

## PLANNING COMMISSION

JULY 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, Robert Herring, P.E./Senior Designer, from Nichols and Slagle Engineering, and Solicitor Daniel Conlon from Tucker Arensburg.

### **REGULAR MEETING MINUTES OF JUNE 28, 2017**

***Mr. Ceponis made a motion, seconded by Mr. Rouggie, to approve the June 28, 2017, Regular Meeting Minutes as presented. Motion carried unanimously.***

### **DEVELOPMENT PROPOSALS**

#### **FOX CHAPEL ESTATES - PLANNED RESIDENTIAL DEVELOPMENT (PRD) -**

#### **PHASE I - Final Approval**

Commission Members were presented with an application for Final Approval of Phase I of the Fox Chapel Estates PRD. The entire project 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). Phase I consists of 13 lots and 62 dwelling units. 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 said lately, a lot of the proposed developments have been passed on to the Board of Supervisors by the Planning Commission as "approved with conditions". He said the conditions have been quite numerous on some of the plans, and the Planning Commission would like to go back to the practice of having these conditions taken care of before the plan is sent to the Board of Supervisors for its consideration. Mr. Tranquill also summarized the purpose of the Planning Commission, and said they are voluntary citizens of Indiana Township that serve to review proposals for proper land use within the Township's Ordinances. He reminded they are a recommending body only.

Mr. Tranquill said the Fox Chapel Estates PRD has brought up a number of concerns. One, is the impact on the school system and what type of effect it may have on the current schools. Mr. Tranquill said he has discussed the plan with various members of the Fox Chapel Area School District, and Mr. Curti has as well. Mr. Tranquill said it was indicated to them both, by these School District Members, that due to the demographics involved with this type of development, there will be no need for "redistricting" within the School District if this PRD is approved.

Mr. Tranquill said concerns have been raised about increased Stormwater being created by the development. He said the Stormwater Management Plan is being reviewed by the

Township Engineer and other professionals for conformity to the Ordinance. He reminded audience members that only Phase I is being considered tonight for approval, not the entire plan (both Phase I and II).

Mr. Tranquill said there has also been a lot of concerns about the impact the Development may have on traffic in the area, particularly at the intersection of Fox Chapel and Dorseyville Roads. Audience members discussed how it is already a very busy intersection.

Dr. Gene Freeman, Superintendent of the Fox Chapel Area School District, said he has received a lot of calls regarding this Development, particularly earlier today. He said no one from the Township or anyone representing the Developer discussed the proposal with him. He said nearby Fairview Elementary School does not have the capacity for any more children. He said the impact on the school could be limited if the Development was made to be a 55 years of age or older community. He also said he talked to Board Members from the School District and they indicated they were not aware of the proposed Development either. Sandra Garbisch said she has been a Member of the School Board for quite a long time. She said she is also an Indiana Township resident. Ms. Garbisch said she knows the area of property where the Development is being proposed quite well. She agreed with Dr. Freeman that nobody talked to the School Board about the proposal. Mr. Tranquill said he talked to a variety of people from the School District about this. Audience members said they were upset the School District was not contacted. Mr. Tranquill asked Mr. Victor what he felt the demographics of children in the Development are expected. Mr. Victor said about ½ student/household. He said most of the townhouses are first story living units, and they tend to attract more “empty nesters” than families. A resident said he felt the 3-story townhouses could bring in more children. Mr. Victor said it was not his responsibility to contact the School District; the Township should have. Dr. Freeman agreed he should have been contacted directly. Audience members expressed displeasure on the impact it would have if they had to move their children to a different school district, financial burdens that could be placed upon their families, as well as other issues. Mr. Tranquill said the Fox Chapel School District controls its finances very well, and he does not feel the Development will have a big effect on Fairview Elementary School. Mr. Curti said he personally emailed Dan Breitreutz, the Director of Ancillary Services for Fox Chapel, about the proposed Development but did not hear back from him. However, he did finally have a chance to discuss the Development at length with Mr. Breitreutz while he was at the Code Enforcement Office for another issue, and Mr. Breitreutz indicated he felt the Development would have no adverse impact on the School District. Dr. Freeman admitted he also talked to Mr. Breitreutz, who told him he talked to Mr. Curti. However, Dr. Freeman said Mr. Breitreutz does not have the authority to make a recommendation on a Development like the Estates of Fox Chapel and he should have been contacted directly. Mr. Curti said Mr. Breitreutz is his main contact regarding anything involving the School District; this is why he contacted him. An audience member suggested a “formal” study of the impact on the School District be done by the Developer. Dr. Freeman said he would like to speak with the Developer or one of its representatives in more depth about the project. He said he still feels Fairview Elementary School will not be able to handle the added capacity of children. Dr. Freeman said he anticipates approximately 2 children/household will be living in the homes.

Mr. Tranquill said he has concerns regarding the safety of children as well, especially at school bus drop off areas. He also added because the Development is a PRD, a Public

Hearing was previously held for public comment and was properly advertised in the local newspaper as required by the MPC. Audience members expressed concerns about the plan being “clear cut” of trees. Mr. Tranquill said quite a few trees are planned for planting in the buffer area around the Plan.

Mr. Tranquill noted since the Board of Supervisors’ tentative approval of the Plan at its May 9, 2017 meeting, it spurred a formal Appeal to be filed. Solicitor Conlon said the Board granted approval conditioned by the PA Municipal Planning Code (PA MPC). He also noted the Board’s approval was “tentative” only, not final. Mr. Conlon said the MPC allows the Developer to apply for final approval while an appeal is pending. An audience member said she does not understand how the Township can proceed as they are tonight with an Appeal pending. Mr. Conlon said the Appeal was filed with the Court of Common Pleas with Judge James. He said if the judge votes “no” on the entire Development, then by applying for final approval of Phase I would be fruitless for the Developer. Mr. Victor said they understand the risk they are taking. Mr. Conlon said by law, according to the MPC, which governs construction and development within the State of PA, they must allow the Developer to proceed if they wish.

An audience member asked if the Developer is asking for final approval of the plan tonight. Engineer Rob Herring reminded the audience that the Planning Commission is ONLY a recommending body; they cannot grant formal approval. They make a recommendation to the Township’s Board of Supervisors to either approve, deny or approve with conditions. He also said the Planning Commission is reviewing Final Approval of Phase I for recommendations to the Township Supervisors.

Audience members once again discussed the impact the Development could have on the School District. They felt a meeting should have been held with the School District prior to the proposal being presented. Mr. Victor said he does not feel the School District would bus children from their current schools to different ones. They could always bus any new children that could burden the school to a different school within the District. An audience member disagreed, asking how the Developer could explain to families living in the Development why children living so close to Fairview Elementary could not attend that school. Another audience member asked if a traffic study was done; Mr. Victor said yes. A resident said she lives near the entrance to the proposed Development on Dorseyville Road and she feels the “blind bend” on the road could be hazardous. She said she feels the Township is being disrespectful of the residents living in the area, who will be impacted deeply. She said she feels the Township’s Subdivision Ordinance is very outdated, that the Township held meetings but did not physically notify the residents, etc. Another audience member expressed concerns about the townhouses being turned into rental units. She said this could decrease their property values and asked how the Developer can be forced to not let this happen. Mr. Victor said it is illegal in the State of PA to outlaw whether units are sold for actual living purposes or to be used as rental units. He said it is not the Developer’s intent for them to be used as rental units. Another audience member asked why the Developer is not building Single Family homes rather than townhouses. A number of members of the audience said they were upset because it seems the Township is only interested in the Developer and not their concerns. Mr. Victor said under the Township Ordinance, the Developer is permitted to build townhouses as a Permitted Use in a PRD and they have the legal right to do this.

Another audience member asked if this meeting tonight is just a formality or if the Planning Commission can grant the Developer approval. Mr. Conlon once again clarified the Planning Commission is only a recommending body to the Board of Supervisors. Audience members said the Developer asked for various waivers, which were approved by the Board of Supervisors. Mr. Victor said they were actually modifications. Audience members once again argued they thought the Township was changing and altering the rules of the Ordinance to accommodate the Developer. Mr. Curti said four waivers were requested, and three were approved: the caliper/number of trees being replanted, the distances between townhouses, and several encroachments into the buffer zone, but with no building being allowed on them.

Audience members continued saying there were safety concerns expressed by a fire fighter previously. Mr. Curti said the 20' separation between the townhouses was waived because the Developer agreed to upgrade the ends of the townhouses by using non-flammable materials; also, each townhouse will be sprinklered.

Mr. Tranquill turned the meeting over to Mr. Victor so he could make his presentation. Mr. Victor said he is a consultant for the Developer. He said the planned builder is Ryan Homes. He showed a Power Point presentation of the plan concept. Mr. Victor explained they are only asking for final approval of Phase I tonight, but showed how the entire plan looks. He showed pictures of the three types of townhouses and their planned locations. He explained the demographics of each type as well. He said each townhouse will have a two-car driveway. Audience members questioned the price points of the homes. They said they have heard many different quotes. Mr. Victor said he estimates from \$250k to \$300k, depending on the unit. Audience members argued these prices are way lower than the assessment of their current single family homes and they could devalue their properties.

Mr. Victor continued with his presentation. He said 60% of the units are in Phase I. He showed the buffer areas in Phase I. Audience members were upset with the trees being removed and said they feel they are "clear-cutting the area. Concerns were also expressed about the steep slopes in the plan. Mr. Curti asked where the 200' of no tree cutting came in? He said he thought it was to be 300'. Mr. Victor said 200' was imposed on them by the Board of Supervisors when they received tentative approval. Mr. Victor said this can be accomplished without encroaching into the buffer zone. Mr. Victor showed the proposed landscaping plan. He said the changes of 15' on center for the trees, as requested by the Board of Supervisors, has been made. Township resident Weezie Walters, who lives in the Walnut Woods development and is also a member of the Fox Chapel Area Land Trust, explained excessive problems with the flora and fauna came about as a result of the land moved by the PA Turnpike as part of their widening project. She asked the Planning Commission to be considerate of the proposal to alter so much land in the area of the Development and to not disrupt the environmental nature of the land. Mr. Victor continued with his presentation and showed the proposed types and sizes of the trees to be re-planted. An audience member asked if the new trees will be similar to the existing ones. Mr. Victor said they will. Mr. Victor said nothing has changed with the proposed Development since they received tentative approval from the Board. Mr. Tranquill asked if changes were made to the Stormwater Management proposal. Mr. Victor said no, just more details are now shown.

Mr. Herring reviewed the Engineer's letter dated July 20, 2017. He asked that covenants, easements, or other restrictions be provided. Also, the HOA must include restrictions on development within the grass strips between the driveways. He asked that a copy of the HOA's agreements and covenants be provided. Mr. Herring said confirmation is needed by Allegheny County that the intersection at Dorseyville Road has adequate and safe site distances. Also, Allegheny County needs to provide approval for the proposed entranceway. Mr. Victor said Wooster is working on getting these from the County.

Mr. Herring asked if all natural and/or artificial features are shown; Mr. Victor said they are. Mr. Victor said all existing and proposed easements are now shown on the plan. Mr. Herring said in lieu of providing recreational areas, the Developer agreed to pay the recreational fee of \$750/unit. Mr. Herring said the recording certifications need to be revised as mandated by the Ordinance. Mr. Herring said the arc length along Olivia Drive needs revised. The bearing, distance and radius information for the entire right-of-way along Dorseyville Road near the entrance needs provided. Because this plan is for Phase I only, the proposed subdivision associated with Phase II on the drawing needs to be removed from the plan. Mr. Herring said they need to verify that after the intention to apply for final subdivision of each lot is approved, the foundation for each townhouse is constructed and each "sub-lot" unit will need to be approved. Mr. Victor said this is their plan. Mr. Herring said the "Date of Delivery Acknowledgment" needs removed from the Signature Sheet, or reasons for its inclusion needs to be provided.

Mr. Herring continued with the Engineer's letter and said the location of all existing and proposed monuments need shown on the plan. The area of each individual property (i.e., A, B, C, etc.) needs added for each Lot. The total area of the proposed open space needs shown on the plan. The note regarding environmental and/or stormwater matters needs added to the plan, including that the Township will not be responsible for anything encountered. Mr. Victor said he thought the Township was going to take over the streets and storm sewers. Mr. Herring said this is only a general comment and it is not relative to the streets/storm sewers.

Mr. Herring said a geotechnical engineer needs to be on-site at all times, and a professional certificate shall be provided at the conclusion of the project prior to the release of any bonds. Any deviations from the proposed report, if any, must be provided. The seal and signature of the person responsible for preparing the plan must be put on the cover sheet of the Geotechnical Investigation Report. Mr. Victor said they are already signed and sealed on the tentative approval plans. Mr. Herring said they also need to be signed/sealed on the final plans.

Mr. Herring said the proposed gravel cul-de-sac shall be allowed for a period not to exceed 3 years. After this time, it must be paved in accordance with Township standards. He asked that the 100' diameter of the cul-de-sac be shown on the plans. Mr. Herring said the details of the proposed Type 2-S Guide Rail along Olivia Drive needs shown. The length of each vertical curve on Curtis Drive needs put on the roadway profile. A 50' right-of-way (25' from the centerline) needs provided for the property that abuts Fox Chapel Road. Mr. Victor said PennDOT indicated they do not want this extra right-of-way, unless the Township intends to take it over and maintain the additional property. He said PennDOT prefers a 33 ½' right-of-way. Mr. Herring said he will check into this. The location of all proposed signs (i.e., street names, stop signs, etc.) need added to the plan.

Fire hydrants shall be provided within 600' of each proposed structure, and all need to be shown on the plan. A letter from the local Fire Department regarding the adequacy of the hydrants also needs provided. Mr. Victor asked if the Fire Marshall has reviewed the proposed locations. He said they may now come off of Fox Chapel Road. Mr. Curti said he is the Fire Marshall. He said he and/or Mr. Victor can meet with the local Fire Chief regarding the hydrant locations.

Mr. Herring said vanned inlet grates need provided on all slopes exceeding 6%. He said Township Construction Standards for public streets must be followed. Mr. Herring said all utility street crossings shall be installed and compacted with select backfill, and all utilities located within the roadway must be installed prior to paving. Open-cutting of the asphalt is prohibited after construction. Core borings shall be presented to show the depth of the road pavement prior to acceptance of the roads by the Township. Mr. Victor asked if the Township will require core bearings if an inspector is on site during pavement construction. Mr. Herring said core bearings may be waived if an inspector is present during installations, unless substandard areas are detected. Driveways shall be constructed to conform to the grade of the finished shoulder.

Mr. Herring said approval from the Deer Creek Drainage Basin Authority for the proposed sanitary sewer design needs provided. Also, a revised sanitary sewer easement as per the revised sewer design in the north east corner needs provided and the plan needs updated to show its location.

As noted in the Engineer's review letter dated July 20, 2017, all conditions for tentative approval in accordance with the Findings of Fact, Conclusions, and Decision of the Board of Supervisors must be adhered to, and the Developer must enter into a Developer's Agreement and post all appropriate bonds. Mr. Curti said a copy of the plan and application was sent to the Allegheny County Department of Economic Development on July 11, 2017, from the Code Enforcement Office but a reply has not yet been received.

Mr. Herring then reviewed the Engineer's letter dated July 20, 2017 regarding the Stormwater Management Plan Review for Phase I. ACCD/PADEP approval of the E&S Control Plan/NPDES Permit needs provided. It must be shown how the proposed design infiltration rate for Detention Basin No. 1 was considered/implemented. Any springs encountered during construction must be piped and connected to the storm sewer system or extended to a natural water course approved by the Township. Provide concrete endwalls at the outfall of all proposed storm sewers. Mr. Herring asked who will own and maintain the proposed stormwater facilities. Mr. Victor said he thought either the HOA or the Township. Mr. Herring said if the Township will own them, they need to be on their own separate lots. Mr. Victor said he will discuss this with the Developer. Mr. Herring said if the detention basins are going to be owned and operated by the Township, they must be fenced. The detention impoundment shall have a clay core, anti-seep collars, and be designed and constructed under the direction of a licenced professional geotechnical engineer. Mr. Herring said the Developer shall provide a minimum 10' wide compacted gravel access road (min. 6" thick of 2A on compacted soil) to the detention facility for maintenance vehicles at a slope not to exceed 15%. This access road shall also extend to the bottom of each detention basin. Allegheny County approval for the proposed storm sewer tie-ins along Dorseyville Road needs to be provided. Mr. Victor said the HOP for the curb cut will include this. Watertight connection detail for the proposed storm lines from Lots 10, 11, and 12 that are proposed to connect directly into the 24" corrugated plastic

pipe along Olivia Drive must be provided. Provide concrete anchors for all proposed storm sewer runs in excess of a 20% slope. Provide a provision in the O&M Plan for the maintenance of the facilities for STMH No. 5 and STMH No. 6. Provide a splash apron for each endwall/headwall and update each sheet accordingly. The Developer must establish a Special Stormwater Management Fund of \$5,000 for each basin to defray the cost of inspecting and maintaining it for 10 years. Mr. Victor asked if this is required if the Township takes ownership of them. Mr. Curti said yes; it covers the cost of the Township Public Works Department laborers to inspect them no matter who owns them.

Ms. Walters of Heather Hills asked where the entrance to the plan will be. Mr. Victor showed her. She said the hill is very dangerous in that area. Mr. Victor said it will be about 200'-250' south of the electric lines. He said the traffic engineers determined the location to be sufficient. Resident Ed Banks asked if there will be fencing around the detention basins. Mr. Herring said it is only required if the Township takes them over. Audience members felt this is unsafe and they should be fenced no matter who owns them. Mr. Victor explained that they are not ponds; they do not hold water. An audience member asked about the environmental impact of clear cutting the property and suggested a "Study" be done on wildlife impacts and the impact on flora and fauna. Mr. Victor said the PA National Diversity Inventory showed there are no endangered species living in the area. He said the PADEP indicated no study is needed. Audience members voiced their opinions over this. One person suggested the Audubon Society/Beechwood Farms be contacted for their opinion.

Mr. Victor said based on the number of outstanding conditions that need to be addressed, he would like to request the Planning Commission table the plan for now so they can address the items, other than 3<sup>rd</sup> party approvals. Due to the time restrictions, he said the Developer can submit an extension letter asking for a 30 day extension. Mr. Victor said he will also contact the Superintendent of the Fox Chapel Area School District to discuss his concerns, but according to law they cannot base approval of their plan on the needs of students. He said people cannot be stopped from purchasing homes and paying taxes. Ms. Walters mentioned the previous disaster at the Wilmar Manor plan and it not getting approved many years ago. Mr. Victor said he was not familiar with the plan. Audience members expressed concerns about Phase II connecting to the adjacent Mantia property, adding too much development taking place in the area could be overwhelming. They also discussed possibly changing the Zoning of the properties in the area to limit development. Mr. Victor said this is something that would need to be talked over with the Board of Supervisors.

***Mr. Ceponis made a motion, seconded by Mr. Geahry, recommending the Fox Chapel Estates - Planned Residential Development - Phase I - Final Approval be tabled based on the unaddressed outstanding items in the Township Engineer's letters dated July 20, 2017.***

***Motion carried unanimously.***

## **RICHMONT ESTATES - PLANNED RESIDENTIAL DEVELOPMENT (PRD) - Tentative Approval**

Commission Members were presented with a tentative approval request for a development known as Richmond Estates. It consists of the development of Parcel 726-L-322 (12.7

acres) and a majority of Parcel 726-L-312 (21.2 acres) into 68 lots. The properties are located east of Rich Hill Road, approximately 0.4 miles north of the intersection with Jacoby Road. The property is zoned "MDR" Medium Density Residential. Steven Victor, ASLA and partner at Victor-Wetzel Associates, was present to represent the applicant, Leslie Road Associates, LLC.

Mr. Tranquill said he and Mr. Curti had the opportunity to view these parcels of land. He said there appears to be some serious Stormwater issues in the area. Mr. Tranquill said he felt the Developer should have met with Mr. Curti and Engineer Dan Slagle for an Advisory Meeting prior to presenting this plan to the Commission. Mr. Curti agreed. He said three other developers previously looked into developing this property but backed out due to Stormwater problems. He said this is why Advisory Meetings are normally held first to discuss possible concerns.

Mr. Tranquill asked Mr. Victor if they plan to do this PRD in two phases. Mr. Victor said they do. He also said they will be single family dwellings, not townhouses. Mr. Victor displayed a Power Point presentation of the proposed Development. He said the road names displayed (Olivia & Curtis Drives) are NOT the names they plan to use; they are just on there temporarily until they get Township-approved road names. Mr. Victor said 68 single family homes are proposed. Mr. Tranquill asked where the access will be. Mr. Curti said off of Rich Hill Road; there is a 70' opening at the top of the property. He said there will be one entrance into the plan and it will be a cul-de-sac. Mr. Victor said the Thamwiwat family trust owns the northern half of the property, which is a vacant parcel, and the Moline family owns the other part. The Moline's home also sits on the parcel they own. Mr. Victor said it is a very wooded site, and he showed topography pictures of the land. He also said a stream runs throughout the site. He said they plan to avoid building on the steep slopes and built on the flatter areas. Mr. Curti said there is already a stream runoff problem in this area, where the whole valley tends to drain onto the property. Mr. Victor said he has discussed with Mr. Curti various ways to divert the stormwater, and what type of changes can be made. Mr. Curti said the water runoff is already an issue in the area, and the Township recently received Grant money to install larger pipes in the adjacent Jacoby Road area.

Mr. Victor said they would like to request a side yard setback **waiver** of 7½' rather than the required 15' side yard setback. The lots will be around 8,000 square foot in size. Planning Commission Members agreed they feel the Developer is trying to squeeze in too many lots. Mr. Victor said one of the reasons they are coming in as a PRD rather than a multi-subdivision is to be able to build more homes on the useable land. Mr. Ceponis said the homes would have to be very small in size. He said he understands the builder will be Ryan Homes and they plan to be 3 bedroom homes that sell for around \$275k-\$300k. Mr. Tranquill said this many homes could cause quite an impact on the Fox Chapel Area School District, as they will be geared more towards families than townhouses are. Mr. Victor asked if the Commission has a problem with their request for a waiver for the side yard setback to be reduced to 7 ½'. Mr. Geahry said he does. Mr. Ceponis asked if the configuration of the homes in the plan can be re-configured to avoid this. Mr. Victor said he does not think so. He said they initially lay out the street pattern, then lay out the lots. Commission Members discussed different home types that could be considered.

Mr. Herring said Commission Members received copies of the Engineer's review letter dated July 20, 2017, but said due to the large number of items outstanding on the plan, he was only going to discuss the largest issues of the highest concern. Mr. Herring said one item is the requested **waiver** of the side yard setback being reduced to 7 ½'. He also said a 25' buffer of land around the perimeter of the development is required. He said the lot lines need revised to exclude Lots 215 through Lots 227 being in the buffer zone. Mr. Victor said the Township Ordinance does not say there needs to be open space here. He said there is a 25' buffer in the northern area of the plan and the buffer can be maintained there. He said where the lots encroach into the buffer, a contingency that no sheds, pools, buildings, etc. can take place within the 25' buffer can be required. Mr. Herring asked if they plan to have an HOA. Mr. Victor said they do. Mr. Curti expressed concerns about encroaching into the 25' buffer, but he said the issue of no building in the area could be covered in the covenants of the HOA. Mr. Herring said since the development is proposed to have more than 50 new dwelling units, a Traffic Impact Study must be done.

Mr. Herring said if the Developer clears more than 25% of a site for constructing a PRD, a tree study needs submitted and replacement trees in accordance with the Township Ordinance need to be planted. The Developer is requesting a **waiver** from this provision for the replacement density. Mr. Victor said they would like to only replace one tree for every 20 removed.

Mr. Herring said the Developer also needs to investigate the impact from the existing Oil and Gas leases on the property. Mr. Herring said other groups that looked into Developing this land ran into problems with these leases. Mr. Victor said he believes there is only a gas line and two non-working gas wells on the property. Mr. Herring said old leases could prohibit development on the site. Mr. Victor said he did not believe there were any but he would look into it. Mr. Tranquill asked if the Developer actually purchased the property yet; Mr. Victor said they did not.

Mr. Herring said a preliminary review letter dated July 19, 2017 of the Stormwater Management Plan was also completed by the Township Engineer and copies were distributed to Commission Members. Mr. Herring indicated there are quite a few items outstanding in this letter as well. Mr. Herring asked who will own and maintain the proposed Stormwater facilities. Mr. Victor said he is not sure yet.

Mr. Victor said they have provided a small walking trail in the plan. They also plan to have a pull-off area for mail delivery. Mr. Curti suggested they flare the entryway to allow for a drop off area for school bus parents to drop off their children. Mr. Victor asked if he thought 5 - 6 spaces would be adequate. He also asked if Mr. Curti thought school busses would enter into the plan to pick up children. Mr. Curti said in some plans they will go in and some they do not. It is up to the school district. Also, it depends on the ages of the children living in the plan. Mr. Ceponis suggested perhaps studies should be done on the migration of animals due to the removal of the vegetation. Planning Commission Members discussed the various items that remain outstanding with the submittal. Mr. Curti suggested Mr. Victor discuss the school bus issue with the School Superintendent when he meets with him to discuss the Fox Chapel Estates PRD. Mr. Victor said since tonight's submission starts the 60-day review time frame, he did not think a letter asking for an extension is needed. He said he felt there is plenty of time before having the Public Hearing and also going before the Board of Supervisors.

***Mr. Rouggie made a motion, seconded by Mr. Miller, recommending the Richmond Estates - Planned Residential Development - Tentative Approval request be tabled based on the unaddressed outstanding items in the Township Engineer's letters dated July 19 and 20, 2017.***

***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 June 28, 2017, regular meeting.

**ADJOURNMENT**

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

The meeting was adjourned at 8:45 p.m.

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

**APPROVED**