

TOWNSHIP OF INDIANA
PUBLIC HEARING
Fox Chapel Estates Planned Residential Development

February 14, 2017

A public hearing was held to take public comment on a proposal to construct "Fox Chapel Estates", a Planned Residential Development (PRD) consisting of 89 townhouse dwelling units. The proposed 22.8 acre site is located at 1942 Fox Chapel Road, and 830 Dorseyville Road, in a Medium **Density** Residential (MDR) Zoning District. The meeting was called to order at 6:07 p.m. by Mayor Darrin Krally, and was recorded on audio cassette. It was duly advertised on January 31, 2017, and February 7, 2017, in the "Valley News Dispatch".

Supervisors in attendance were Darrin Krally, Al Kaan, Paul Jorgensen, Michael Schurko, and Daniel L. Taylor. Also in attendance were Manager Daniel Anderson, Chief of Police Robert W. Wilson, Code Enforcement Officer Jeffrey Curti, Professional Court Reporter Missy Fenster of Network Deposition Services, Recording Secretary Carolyn Kustra, and Solicitor Irving S. Firman.

Stephen Victor of Victor-Wetzel Associates, (landscape architects) addressed the Board representing the Developer. He confirmed to Township Solicitor Irving Firman, that all applications, documents, Power Point hard copies, reports, and letters, are part of the public record.

He said the Applicant is requesting preliminary approval of the PRD, which allows for some design flexibility. Through a Power Point demonstration, which included aerial photos, two wooded lots which included two homes, were identified as the proposed location. It was noted that the two identified parcels are currently under sales agreements with two different property owners. A topography map of the site showed a 150' elevation change, which Mr. Victor said extremely limits the layout of the plan. He said there is only one point on Dorseyville Road that meets PADOT's requirements for road access (from the McCague parcel). A three-way stop has been proposed at the entrance near Oak Knoll Drive on the Fox Chapel Road side from the O'Sell parcel. The westerly flow of traffic on Fox Chapel Road will not have a STOP sign. Mr. Victor said Townhouses were chosen to minimize the impact on the community. Three different styles will be constructed within the plan.

Township Engineer Daniel B. Slagle arrived at 6:20 p.m.

Mr. Victor said the applicant is requesting four modifications be considered by the Township. Mr. Victor said the Township requires a 25' minimum separation between buildings for fire safety reasons. The Developer would like a waiver to allow that space to be 20'. In addition, he said there are three locations where they need to encroach into the 25' perimeter buffer required by the Township. These would be designated "yards", where the constructions of sheds, pools, etc. will be prohibited. The third waiver they would like considered is to allow two turns in the proposed roadway to have horizontal alignment radii of 130', and a 125' at a roadway grade of 11% to eliminate the need for extreme grading on the site. Mr. Victor said a letter from a Traffic Engineer was provided to the Township stating no safety issues are created by these curves. Board Members and Mr. Slagle said they had not seen this letter; Mr. Curti said his office did receive the letter and would make it available to everyone. It was noted that 128 trees will be planted along the proposed street. Approximately 4556 existing trees on the site will be disturbed. The Township requires three new trees be planted for every

tree removed. The Developer is proposing to plant trees 25' apart on the slopes. Supervisor Taylor suggested they be planted 10 ft apart to fill in nicely. Mr. Victor thought 15' apart would be more appropriate; in addition, "buffer" trees will be planted around the perimeter of the site. They could also donate additional trees to be planted in the Township parks. Mr. Victor said the proposed seedlings would be hardwoods not evergreens. Ed Banks asked if the trees planted along the streets would impede traffic visibility. Mr. Victor said they will not.

Concern was expressed that traffic could have difficulty navigating the slippery curves in the road in the winter. Mr. Curti suggested if the proposed curves in the road are permitted, guide rails should be required along the bends. Mr. Victor said that is not a problem, adding areas around the home sites will have sidewalks, typically where children will walk to the bus stops; however, the entire plan will not have sidewalks. Supervisor Taylor expressed concerns regarding this, saying he feels there should be sidewalks throughout, since many people walk their dogs, as well as for exercise. Mr. Victor said the Developer does not feel this is necessary. Mr. Taylor said this is a matter of safety. It was suggested that perhaps a road plan with three cul-de-sacs would eliminate some of the road safety issues. When asked if safe areas will be provided for children to wait for the school bus, Mr. Victor said they will, adding that communications with the school district will be kept open to ensure this is appropriately addressed. Some concerns were expressed about the adequacy of parking spaces. Mr. Victor said each unit has a two car garage for indoor parking, as well as two external spaces in the driveway. Board Members suggested additional "off street" parking be provided for visitors, and agreed no on-street parking will be permitted in the plan. They agreed that sidewalks be required along the east side of the entire road, as well as along the west side of the road beginning at the Fox Chapel Road entrance, continuing north to a point at the end of the first severe bend. Mr. Slagle said he has major concerns about the 200 ft road radius proposal, adding the Township has never approved anything less than a 200 ft road radius. He said he also feels there will be sight distance issues on the curves. Current property owner Mary O'Sell said she does not make left turns onto Fox Chapel Road from her home due to safety/sight distance issues. Mr. Victor **said** if the Developer receives permission for a three-way STOP on Fox Chapel Road, they would consider revising the plan to include three cul-de-sacs. Supervisor Taylor asked what the building construction plan will be if the Developer 's request to construct units within 20' of each other instead of 25' is granted. He wondered if brick could be used on the end units for added safety. Mr. Victor said the Developer has agreed to use fire-rated plywood as suggested by Mr. Curti. It was also noted that all of the units will be equipped with sprinklers as well. When Mr. Schurko asked how much the units will cost, he was told there will be three price categories; \$160,000-\$175,000, \$175,000-\$275,000, and \$250,000-\$275,000.

PUBLIC COMMENT

When public comment was invited, no one asked to be heard.

Mr. Jorgensen made a motion, seconded by Mr. Kaan, to adjourn the Fox Chapel Estates PRD Public Hearing. Motion carried unanimously.

The public hearing ended at 7:19 pm.

Daniel L. Anderson
Secretary