TOWNSHIP OF INDIANA

PLANNING COMMISSION

SEPTEMBER 27, 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 David Geahry, Pat Miller, Michael Rouggie, and Cecil Tranquill. Thomas Ceponis did not attend. Also in attendance were Code Enforcement Officer Jeffrey S. Curti, Recording Secretary Jacquelyn Rouggie, and Engineer Robert Herring, P.E./Senior Designer from Nichols and Slagle Engineering.

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REGULAR MEETING MINUTES OF AUGUST 23, 2017

Mr. Geahry made a motion, seconded by Mr. Rouggie, to approve the August 23, 2017, Regular Meeting Minutes as presented. Motion carried unanimously.

DEVELOPMENT PROPOSALS

SINGER-TUMA - Simple Subdivision

Commission Members were presented with a subdivision consisting of lot line revisions resulting in Lot 1A (4.30 acres), Lot 2A (8.67 acres), and Lot 3A (7.46 acres). The properties are located south of Wagner Road, approximately 0.8 miles east of the intersection with Middle Road. The property is zoned “A” Agricultural. The applicant, Paul Singer, was present.

Mr. Singer said he simply wants to shift some lot lines. Mr. Curti asked if he is doing this so he can meet the minimum lot size requirement to be included in the properties that are proposed to join the Agricultural Security Area. Mr. Singer said he is.

Mr. Herring said the engineers had a chance to review the plan twice. He reviewed the Engineer’s latest letter dated September 21, 2107. Mr. Herring asked if there are any natural and/or artificial features that may impact the subdivision; Mr. Singer said there were none. Mr. Herring asked if the locations of all existing and proposed easements are shown on the plan; Mr. Singer said they are. Mr. Singer said the location of all existing and proposed utilities are shown on the plan.

Mr. Herring said the Parcel Area Table needs to include Parcel #833-B-355 and the reference to Parcel #833-F-355 needs removed. Mr. Herring said the seal and signature of the engineer, surveyor, or other qualified person responsible for preparing the plan needs to be put on the final submittal. He also said the protective covenants associated with the land, if there are any, need provided. Mr. Curti noted the Location Map needs to be updated to match the plan. Mr. Singer said he will have his Land Surveyor, Mark Schmidt, President of Hampton Technical Associates, make these changes prior to the October Board of Supervisors’ meeting.

Mr. Miller made a motion, seconded by Mr. Geahry, recommending approval of the Singer/Tuma Simple Subdivision as long as the outstanding items listed in the Engineer's letter dated September 21, 2017, are satisfactorily addressed. The items to be addressed include:

1. ***Update the Parcel Area Table to include Parcel #833-B-355 and remove the reference to Parcel #833-F-355.***
2. ***Provide seal and signature of engineer, surveyor, or other qualified person responsible for preparing plan.***
3. ***Provide protective covenants running with the land, if any.***
4. ***Update the Location Map to match the plan.***

Motion carried unanimously.

SUPERIOR PIPE LINE - Site Plan

Commission Members were presented with a site plan consisting of adding 17,000 linear feet of pipeline to convey natural gas from the Range Resources Miller Well Pad (along Cove Run Road in Indiana Township) to the Kissick Compressor Station (located near Butler Logan Road in Frazier Township). Will Lowry, Project Manager and Manager of Operations, for Superior Pipeline was present.

Mr. Geahry asked why Superior did not use the existing gas line. Mr. Lowry said they could not. Mr. Lowry said it is about 3 1/4 miles from the Miller Pad to the Kissick Compressor Station and they plan to capture gas from the gas pad of the pipeline. Mr. Curti asked if this will help to prevent "flare ups". Mr. Tranquill asked why this plan needs to be reviewed by the Planning Commission. Mr. Curti said this basically is a Grading Plan, but because it exceeds 2 acres of disturbance, it needs to be considered a Site Plan. Mr. Lowry said most of the area that will be affected is wooded. Mr. Rouggie asked if a lot of grading will need to take place. Mr. Curti said the line is located about 4' deep. Mr. Geahry asked if Superior has received rights-of-way through the properties it will affect. Mr. Lowry said they have. Mr. Curti noted most of the pipeline will be located on land zoned "MDR" Medium Density Residential, other than a very small portion that will be in the "RE" Residential Estate zoning district. Mr. Curti asked if the pipeline can encase nine wells. Mr. Lowry said their proposed pipeline can, but that he cannot speak for Range Resources. Mr. Curti said he hopes they can handle up to 14 wells, which would be all of the Miller Site.

Mr. Herring reviewed the Engineer's letter dated September 20, 2017. He asked if there are any natural and/or artificial features that may impact this plan. Mr. Lowry said they are all shown. Mr. Herring asked if any impervious surfaces will be created by the plan; Mr. Lowry said none is proposed. Mr. Herring said the note about stormwater runoff/environmental matters, as stated in Chapter 1263.06(J) of the Township's SALDO needs put on the plan. Mr. Herring said all disturbed lands must be appropriately graded and seeded within a reasonable time period. He said this is covered under the Erosion & Sedimentation Permit. Approval from the PaDEP for the proposed stream crossing impact is required. Mr. Lowry said this will be provided when they receive it. Mr. Herring said no more than 25% of the slope areas with existing

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grades between 25% - 40% shall be stripped of vegetation or disturbed through grading or filling. Mr. Lowry said they were not planning to. They also plan to have an engineer on-site. Mr. Herring said they are required to have one on-site if grading activities exceed 50%.

Mr. Herring said since the pipeline will be located on private properties, they will need to confirm that required easements have been secured. Mr. Lowry said they will provide copies. Mr. Herring said any springs encountered during construction shall be piped and connected to the storm sewer system or extended to a natural water course. Approval from the ACCD of the E&S Plan and the NPDES Permit from the PADEP for the associated point discharges needs provided. Mr. Lowry said when it is received, a copy will be given to the Township. Mr. Herring said a bond or approved security must be posted in the amount of $55,900 and a cash bond of $5,000 must be posted to guarantee the work and facilities satisfactorily meet the guidelines of Township's Grading Ordinance.

Mr. Herring said "Section 8 - Working Conditions" in the Township's Grading Ordinance must be complied with. He also said the expiration bond for a Grading Permit is one year from the date of issuance. Mr. Lowry said they anticipate starting the project in the first or second quarter of 2018; he said it should take about four months to construct the pipeline. Mr. Herring said if they encounter any landslide prone soils, they must submit plans to the Allegheny County Soil Conservation District for critical review before starting any work. Mr. Lowry said he is not aware of any. Mr. Herring reviewed "Section 13 - Standards for Fill" of the Township's Grading Ordinance, and said they must comply with these.

Mr. Herring said a Township/State roadway bond must be provided if material is hauled to or from the site, and a heavy hauling route needs provided, if applicable. Mr. Lowry said they will have bonds in place for this. Mr. Herring asked that equipment/material access points on the hauling route and construction schedule be provided. Mr. Herring asked how they plan to cross Township roadways. Mr. Lowry said he is working with their engineer and they will probably cut into the road. Mr. Curti said they encourage boring under the road instead. The Developer must enter into a Developer's Agreement with the Township and post all appropriate bonds.

Mr. Tranquill asked how deep they plan to dig. Mr. Lowry said 2' from the existing piping in most areas, and as deep as 50' near the Log Cabin Road area. Mr. Lowry said they will use about 1,000' of a directional bore. Mr. Tranquill said it sounds like a large ditch is being created.

Mr. Miller made a motion, seconded by Mr. Geahry, recommending approval of the Superior Pipeline - Site Plan as long as the outstanding items listed in the Engineer's letter dated September 20, 2017, are satisfactorily addressed. The items to be addressed include:

1. ***Include the note about storm water runoff/environmental matters as stated in the Township's SALDO, Chapter 1263.06 (J).***

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2. ***All disturbed lands must be appropriately graded and seeded within a reasonable time.***
3. ***Provide PaDEP approval for the proposed stream crossing impacts.***
4. ***No more than 25% of slope areas with existing grades between 25%-40% shall be stripped of vegetation or disturbed through grading or filling.***
5. ***All grading activities in excess of 50% shall be conducted under the supervision of a Geotechnical Engineer.***
6. ***Provide ACCD approval of the E&S Plan and the NPDES Permit from the PaDEP for associated point discharges.***
7. ***A bond or approved security must be posted in the amount of $55,900 and a cash bond of $5,000 be posted to guarantee work and facilities are satisfactorily met by the Township's Grading Ordinance Sections 7 and 9.***
8. ***A Township/State roadway bond must be provided if material is hauled to or from the site, and a heavy hauling route needs provided if applicable.***
9. ***Provide equipment/material access points on the hauling route and construction schedule.***
10. ***The Developer shall enter into a Developer's Agreement and post all appropriate bonds.***

Motion carried unanimously.

WELLINGTON PLAN OF LOTS - MULTIPLE SUBDIVISION

Commission Members were presented with a REVISED subdivision/consolidation plan consisting of four lots into Lot 1 (3.873 acres), Lot 2 (1.050 acres), Lot 3 (2.600 acres), Lot 4 (1.028 acres), Lot 5 (into 1.000 acres), Lot 6 (0.879 acres), Lot 7 (10.037 acres) and construction of a cul-de-sac on Campbell's Run Road. Lots 1, 2, 3, and a portion of Lot 7 are located within Fox Chapel Borough and Lots 4, 5, 7, and the other portion of Lot 7 are located within Indiana Township. A new private lane (Equestrian Lane) is proposed to be built off of Campbell's Run Road and is located within 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 properties in Indiana Township are zoned "MDR" Medium Density Residential. David Kalina, P.L.S., from North Hills Engineering, and Steve Victor from Victor-Wetzel and Associates, were present, as well as the Danielle Katz, President of the applicant, Pittsburgh Land Company.

Mr. Victor said these lots were originally going to be built as part of the Enclave V development. Since that time, the owner decided to separate them off into their own development. They are located in both the Borough of Fox Chapel and the Township of Indiana. This plan was originally submitted for consideration by both municipalities in 2016. It was eventually denied by the Township of Indiana and has since been restructured and is being resubmitted to both municipalities. Mr. Victor showed the location of the plan. He said 3 ½ lots are in Fox Chapel and 3 ½ lots are in Indiana. They plan to construct a private lane located in Fox Chapel for access to Lots 1, 2, and 7. He said Lot 3 will have access directly off of Fox Chapel Road. Mr. Victor said Lot 7 is located in both Fox Chapel and Indiana but the developer plans to build the house in Indiana Township. Mr. Victor said Old Indian Trail (previously a portion of Campbell's

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Run Road) is being rebuilt to Fox Chapel Road standards and they have permission from adjacent Health South Rehabilitation property to use their portion for a cul-de-sac. Mr. Victor said they plan to tap into the existing public water and sanitary sewers. Due to more stringent laws, they will install more pipes to conform with stormwater control. They also plan to clean out the existing detention basin and adjust the release rates. Mr. Curti asked if the new pipes will be located in Fox Chapel. Mr. Kalina explained the testing that was done and why they needed to redirect the stormwater. Mr. Curti asked where the water run off from 3 the lots in Indiana Township will be directed. Mr. Kalina said they will free flow onto the lawns. Mr. Curti said he would like to see collector pipes installed with sump pumps with overflow for the 3 lots in Indiana. He said water cannot flow uphill. Mr. Curti said he can supply them with a chart showing the size and types that will need to be used. Mr. Victor said the developer will address this when applying for Building Permits. Mr. Tranquill asked if there are a lot of steep areas. Mr. Victor and Ms. Katz said there are, but there are also a lot of flat areas. Mr. Curti asked where the pavement is on Old Indian Trail today. Mr. Victor said on Lot 1. Mr. Curti said there is a deep gully in that area. Mr. Kalina said it is piping. Mr. Victor talked about the types of piping proposed in the original plan. Mr. Kalina said that piping was built over 20 years ago. Mr. Curti asked if the house on Lot 1 will be close to the ravine. Mr. Victor showed him the area and the proposed drainage.

Mr. Tranquill said Lot 6 will only be .8 acres in size. He asked if the developer feels they will be able to sell it. Ms. Katz said she believes it will sell easily; it is a nice lot in a beautiful location. Mr. Tranquill asked if the plan is to remove as few trees as possible. Mr. Kalina said there are 600 trees in Fox Chapel, and only 50 insignificant ones are going to be removed. Mr. Curti agreed that all of the proposed lots are in a nice, wooded area.

Mr. Herring said the biggest issue is the roadway; he said the rest of the plan looks to be presented well. He admitted it is a tougher situation since the development is located in two different municipalities. Mr. Tranquill asked if stormwater will be a major issue. Mr. Kalina said piping has been fixed and updated. He said they did infiltration testing in the area. Mr. Herring said the Township Engineers did not yet have a chance to review the Stormwater Plan.

Mr. Herring reviewed the Engineer's letter dated September 22, 2017. He said a signed/recorded access easement needs provided from Advantage Health Harmarville for the reconstruction of Campbell's Run Road. Mr. Victor said they already have one. Mr. Herring asked if the 25' easement was granted. Mr. Victor said no; a 41' right-of-way was secured. Mr. Herring said they need a 50' right-of-way from Health South. Mr. Curti asked if the cul-de-sac will be 80' in diameter. Mr. Victor said it will. Mr. Herring said a seal and signature of an engineer, surveyor, or other professional needs placed on the final plans. He also said they need to provide/revise the required certifications as per the Allegheny County SALDO. Mr. Herring said the tabulation regarding the proposed use and utilities need added to the plans. He said a cul-de-sac with a minimum cartway radius of 40', excluding the curb, with a diameter of 80', needs provided.

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Mr. Herring continued reviewing the Engineer's letter and said stormwater inlets along Campbell's Run Road need to be spaced at a minimum of 300'. He said the developer is requesting a ***waiver*** from this requirement, and would like to space them 385' apart. Mr. Kalina said they will provide this so a waiver is no longer needed. Mr. Herring said the developer was given the Township's Construction Standards for asphalt. He said the developer is requesting a ***waiver*** from portions of this provision for a flat super-elevated roadway without a centered crown. Mr. Herring said he understands that this is not an issue anymore and has been fixed. Mr. Kalina said in Fox Chapel the road-width is 21'; he said in Indiana it is 24'. Mr. Kalina said they would like to ask for a ***waiver*** on this for 3 of the lots.

Mr. Herring said reinforced concrete pipe material for all proposed storm sewers located under Campbell's Run Road needs to be used. Mr. Kalina said they will. Mr. Rouggie asked what is going to happen to Campbell's Run Road. Mr. Curti asked if there will be a guiderail installed at the end. Mr. Kalina said one is already shown. He said it was added for protection due to the raise of the roadway. Mr. Geahry asked who abandoned Campbell's Run Road. Mr. Curti said the Township of Indiana blocked it off after a landslide occurred. Mr. Rouggie asked where the location of Harmar Township is located in relation to the plan; Mr. Curti said about 1,200' of Campbell's Run Road is in Indiana Township and then the very base of the roadway is in Harmar. Mr. Tranquill asked who owns the road. Ms. Katz said she thought it is owned partly by Consol Mine and partly by Health South.

Mr. Herring continued reviewing the Engineer's letter and said the developer needs to provide a response to the Allegheny County Department of Economic's review letter from April 19, 2016, and revise certifications as required. Mr. Curti said a copy of the new plans were sent to them by his office for the County to review again on September 22, 2017. Mr. Herring said in a letter generated by the developer's engineer back in 2016, that Old Indian Trail is neither a public road nor an improved private road. Mr. Herring asked for proof that the road is in fact a public road. Mr. Victor said it has been a public road for over 100 years. Mr. Herring said a copy of the NPDES Permit approval for earth disturbances greater than one acre needs to be provided, when it is received. Mr. Herring said it is the understanding of the Township Engineers that the entirety of Campbell's Run Road is to be publically dedicated to both Fox Chapel and Indiana, who will then be required to maintain it. He said the seal and signature of a geotechnical engineer needs to be put on the cover of the Geotechnical Report. The developer must also enter into a Developer's Agreement with the Township and post all required bonds.

Mr. Tranquill asked about the ownership of Old Indian Trail. Mr. Herring said a draft agreement from Fox Chapel has been received, but they are waiting on a final agreement. Mr. Victor said Fox Chapel has agreed to maintain Old Indian Trail, which was previously a part of Campbell's Run Road. Mr. Curti brought up the water infiltration issues. He said he still feels a small detention basin could be built to handle the water flow behind the houses. Mr. Victor said the Lot that Ms. Katz plans to keep will flow into a natural water course. Mr. Curti said he would like it to be re-routed underground. Mr. Herring asked who will own the line. Mr. Victor said he is not sure.

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Mr. Victor said two of the original waivers are no longer an issue. Mr. Tranquill asked who the builder will be. The developer said it has not yet been determined, but they will probably use various private builders.

Mr. Herring reviewed the Engineer's Storm Water Management letter dated September 22, 2017. He asked who owns and maintains the existing Stormwater conveyance facilities. Mr. Victor said the HOA for the Enclave. Mr. Kalina said a new HOA will be created for the Wellington Plan. Mr. Herring said deeds need to be provided from the HOA proving ownership and as well as proof that it is working correctly. Mr. Curti asked if a spur for the 3 lots could be redirected to the existing facility. Mr. Victor said no. Mr. Herring said a riser structure detail with a stainless steel or HDPE trash rack, showing the orifice size and elevation, needs provided. Mr. Kalina said he is still working on the design of the system. Mr. Herring and Mr. Kalina discussed the various types of material that could be used. Mr. Herring said the Stormwater Management Plan indicates a singular 12' tall riser structure with 3 orifices. He said this is shown differently on the plans and the discrepancy needs to be resolved. Mr. Kalina said it is not free-standing; it is built into the embankment. Mr. Herring asked how much is exposed; Mr. Kalina said 2'. Mr. Herring said the pipe material and slope for all of the proposed storm sewers, i.e. detention basin discharge pipes, etc., needs to be given.

Mr. Tranquill asked why the Planning Commission should table the plan tonight. Mr. Herring said the developer made changes to the Stormwater Plan and the Township Engineers need time to review it. Mr. Herring also said Fox Chapel Borough has not accepted the roadway yet. Ms. Katz asked if they can be approved with contingencies. Mr. Herring said the Township Board of Supervisors have indicated they do not want the plans passed onto them until they are 'cleaner'. Mr. Victor said they have no problem with submitting a letter of extension so they can take care of outstanding items, and the Stormwater Plan can be reviewed by the Engineers, and bringing the plan back in for reconsideration at next month's Planning Commission meeting.

Mr. Rouggie made a motion, seconded by Mr. Geahry, recommending the Wellington Plan of Lots - Multiple Subdivision be tabled based on the unaddressed outstanding items in the Township Engineer's letters dated September 22, 2017.

Motion carried unanimously.

OLD BUSINESS:

Mr. Tranquill asked what the status was of The Crossings Subdivision and Site Plans at the intersection of Harts Run Road and Saxonburg Boulevard. Mr. Curti said they received approval from the Board of Supervisors.

Mr. Curti said the Richmont Estates PRD needs to have a Public Hearing. He also said the Fox Chapel Estates PRD received a decision from the Judge in regards to the Court Case filed against the Board of Supervisors granting "tentative" approval of the entire plan. The Judge wants the Board to hold another Public Hearing and then possibly make another decision. Mr. Tranquill asked if the Planning Commission will need to

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review the Fox Chapel Estates PRD plan for "tentative" approval again. Mr. Curti said he was not sure.

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 August 23, 2017, regular meeting.

ADJOURNMENT

Mr. Miller made a motion, seconded by Mr. Rouggie, to adjourn the September 27, 2017, Planning Commission Regular Meeting. Motion carried unanimously.

The meeting was adjourned at 7:16 p.m.

Jacquelyn A. Rouggie, Recording Secretary

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