TOWNSHIP OF INDIANA

PLANNING COMMISSION

NOVEMBER 15, 2017

A regular meeting of the Indiana Township Planning Commission was called to order at 6:00 p.m. by Chairman Cecil Tranquill with the Pledge of Allegiance. The meeting was recorded on an audio cassette.

The roll was called and Planning Commission members present were Thomas Ceponis, David Geahry, Pat Miller, Michael Rouggie, and Cecil Tranquill. Also in attendance were Code Enforcement Officer Jeffrey S. Curti, Recording Secretary Jacquelyn Rouggie, and Engineer Robert Herring, P.E./Project Manager from Nichols and Slagle Engineering.

APPROVED

REGULAR MEETING MINUTES OF OCTOBER 25, 2017

Mr. Rouggie made a motion, seconded by Mr. Miller, to approve the October 25, 2017, Regular Meeting Minutes as presented. Motion carried unanimously.

DEVELOPMENT PROPOSALS

LUCIANO CONSOLIDATION PLAN - Simple Subdivision

Commission Members were presented with a consolidation plan joining Lot 24 (0.9053 acres) and Lot 25 (0.3257) into Lot 25-R (1.2320 acres). The properties are located in the existing Timberwood Plan. The lots to be consolidated are on the southern side of the cul-de-sac located on Timberwood Drive, approximately 500' west of the intersection with Middle Road. The property is zoned “MDR” Medium Density Residential. Jason Paulovich from Gibson-Thomas Engineers, was present to represent the applicant/property owners Jason and Alyssa Luciano.

Mr. Paulovich explained Lots 24 and 25 were created from one lot by a revised subdivision, years after the original Timberwood Plan was approved. Allegheny County only assigned one parcel identification number for both of them, even though they were separate lots. Mr. Curti said this revised subdivision happened back in 1987. He said the Luciano’s purchased the lots and are building a new home that will span both lots, so for legal purposes the two lots need to be consolidated back into one lot. Mr. Ceponis said he lives in the plan and he does not feel a home could be built on only one of the two lots.

Mr. Herring said Mr. Paulovich presented them with revised plans, addressing most of the Engineer’s concerns in his review letter dated November 6, 2017, prior to tonight’s meeting. Mr. Herring reviewed the Engineer’s letter. He said the Zoning Table was updated to reflect the Zoning District and required verbiage. Mr. Curti said the Timberwood Plan was originally a Planned Residential Development (PRD) so the setbacks were different than a regular Subdivision. The recorded plan shows them to be 40' for the rear and 15' for each of the side yard setbacks. Mr. Herring

asked if there are any natural and/or artificial features on the property that are not shown on the plans; Mr. Paulovich said no. Mr. Paulovich said the location of all existing and proposed easements and utilities are now shown on the updated plans. Mr. Herring said the review letter from the Allegheny County Department of Economic Development needs to be provided, and any comments they have need to be addressed. Mr. Curti said a copy of the application and plans were sent to the County by his office on October 24, 2017, but their letter has not been received yet. Mr. Herring said he researched the deed and it did show that there were indeed two lots (Lot 24 and 25) on only one parcel ID # with the County (522-D-267). Mr. Paulovich said the setback lines on the plan have been fixed. Mr. Paulovich also said the tabulation regarding the utilities and proposed use are now shown on the Plan. Mr. Herring said the seal and signature of the qualified person who prepared the plan is needed.

Mr. Herring asked if there is an existing Homeowner's Association in the Timberwood Plan. Mr. Ceponis, who lives in the plan, said there is. Township Supervisor Daniel Taylor, who also lives in the plan, confirmed there is one as well. Mr. Herring asked that a note be put on the plan that the property is located in a neighborhood that has protective covenants by a Homeowner's Association be added to the plan. Mr. Curti said it was caught on the Survey Plan when the owner applied for the Building Permit for his new home that there were two lots, and after discussing this with the Township Solicitor, it was recommended that the lots be consolidated into one lot. Mr. Ceponis said he noticed the footers have already been dug for the new home. Mr. Curti said he is aware of this.

Mr. Geahry made a motion, seconded by Mr. Miller, recommending approval of the Luciano Consolidation Plan Simple Subdivision as long as the outstanding items listed in the Engineer's letter dated November 6, 2017, are satisfactorily addressed. The items to be addressed include:

1. ***Provide the review letter from the Allegheny County Department of Economic Development and address any comments.***
2. ***Provide the seal and signature of the engineer, surveyor, or other qualified person responsible for preparing the plan.***
3. ***Add a note on the plan that the property is located in a neighborhood that has protective covenants by a Homeowner's Association.***

Motion carried unanimously.

BUCHWEITZ-CHURILLA LOT LINE REVISION - Simple Subdivision

Commission Members were presented with a consolidation plan joining three lots into two. Lot 1 consists of 1.0337 acres and Lot 2 consists of 1.2404 acres. The lots are located on, the western side of Large Drive, approximately 0.1 miles north of the intersection with Melody Lane. The property is zoned "MDR" Medium Density

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Residential. Jason Paulovich from Gibson-Thomas Engineers, was present to represent the applicant. The applicants and property owners, Craig Buchweitz and Pam Weber, were also in attendance.

Mr. Tranquill asked why they are doing this lot line revision. Mr. Paulovich said the Buchweitz's currently own two lots and his neighbor Mr. Churilla owns another lot that is adjacent to theirs. Mr. Buchweitz would like to restructure the lot line of his vacant lot and attach one part to the lot his home is located on. He then plans to sell the other part of the split lot to Mr. Churilla, who is going to connect it to the lot his existing home is on. Mr. Buchweitz said his property is up for sale, and they are moving out of state.

Mr. Herring said Mr. Paulovich presented them with revised plans, addressing most of the Engineer's concerns in his review letter dated November 8, 2017, prior to tonight's meeting. Mr. Herring reviewed the Engineer's letter. He asked if there are any natural and/or artificial features not shown on the plan; Mr. Paulovich said no. Mr. Paulovich said the 50' right-of-way with a 25' centerline, as requested by the Engineer, for the portion of the property that abuts Large Drive has been provided.

Mr. Herring said the Engineer had requested an access easement be provided for the portion of the shared driveway that is located on Parcel ID No. 726-B-182. Mr. Paulovich said he received a copy of the "easement agreement" from Mr. Churilla today. Ms. Weber said it was already recorded. Mr. Paulovich said the location of all the existing and proposed utilities are now shown on the plan. Mr. Herring said the review letter from the Allegheny County Department of Economic Development needs to be provided, and any comments they have need to be addressed. Mr. Curti said a copy of the application and plans were sent to the County by his office on November 2, 2017, but their letter has not been received yet. Mr. Paulovich said the building setback lines have been added to the plan as requested for the "MDR" Zoning District.

Mr. Herring said the seal and signature of the qualified professional who prepared the plans needs to be provided. He asked if there are any protective covenants running with the land, such as an HOA. Mr. Paulovich said there are none. Mr. Paulovich said the tabulation regarding the utilities and proposed use of the land have been added.

Mr. Herring said the proposed "flag lots" shall have the driveway centered on the public street frontage so as to have at least a 20' buffer zone on both sides of the driveway. He asked they provide the required buffer distance or provide a statement on the plan that "There shall be no further subdivision of the lots shown on this Plan". Mr. Herring said that newly created flag lots require a 50' width at the public access point; however, in this instance, the Applicant's property is an existing "flag lot". Mr. Curti said the existing lot is a "flag lot" but nothing has changed and he feels it is "grand fathered-in" since it is already existing. Mr. Herring agreed. Mr.

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Ceponis asked if there is already a building existing on Lot 2. He was told this is where Mr. Churilla's house is located; he would just like to add more land to his lot. Mr. Ceponis noted the house is located over the building lines shown on the plan. Mr. Herring said because the house is already existing, it is grand-fathered to be located where it is. Mr. Tranquill asked about the other 3 lots in the rear of the plan shown to be owned by Mr. Churilla. Mr. Curti said they are vacant lots and not part of this subdivision.

Mr. Ceponis made a motion, seconded by Mr. Miller, recommending approval of the Buchweitz-Churilla Lot Line Revision Simple Subdivision as long as the outstanding items listed in the Engineer's letter dated November 8, 2017, are satisfactorily addressed. The items to be addressed include:

1. ***Provide the review letter from the Allegheny County Department of Economic Development and address any comments.***
2. ***Provide the seal and signature of the engineer, surveyor, or other qualified person responsible for preparing the plan.***

Motion carried unanimously.

CORRESPONDENCE:

LETTER OF RECOMMENDATION TO THE 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 October 25, 2017, regular meeting.

ADJOURNMENT

Mr. Miller made a motion, seconded by Mr. Ceponis, to adjourn the November 15, 2017, Planning Commission Regular Meeting. Motion carried unanimously.

The meeting was adjourned at 6:27 p.m.

Jacquelyn A. Rouggie, Recording Secretary

APPROVED