TOWNSHIP OF INDIANA

PLANNING COMMISSION

NOVEMBER 16, 2016

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, Solicitor Gavin Robb, Recording Secretary Jacquelyn Rouggie, and Scott McCollough, E.I.T., from Nichols and Slagle Engineering.

APPROVED

REGULAR MEETING MINUTES OF SEPTEMBER 28, 2016

Mr. Miller made a motion, seconded by Mr. Geahry, to approve the September 28, 2016, Regular Meeting Minutes as presented. Motion carried unanimously.

DEVELOPMENT PROPOSALS

WELLINGTON PLAN OF LOTS - MULTIPLE SUBDIVISION

Commission Members were once again presented with a subdivision/consolidation plan consisting of changing four lots to form Parcel A (10.313 acres), Lot 4 (1.028 acres), Lot 5 (1.000 acres) and Lot 6 (0.879 acres), with the construction of a cul-de-sac on Campbell's Run Road. Parcel A is partially located in both Fox Chapel Borough and Indiana Township. A new private lane (Equestrian Lane) is proposed off of Campbell's Run Road to serve three reconfigured lots in 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 property is zoned "MDR" Medium Density Residential. David Kalina, P.L.S., from North Hills Engineering was present to represent the owners of Pittsburgh Land Company, who is the applicant and owner of the lots.

Mr. Tranquill said this plan previously received recommended approval from the Planning Commission at its meeting in March, 2016. However, a lot of items remained outstanding. Mr. Curti said since that time, the developer had been working on making changes to the plan. Mr. Curti said they requested this proposal be tabled by the Board of Supervisors until they were ready for re-submission. The Board of Supervisors have not had this plan presented to them yet. Mr. Tranquill asked if the Commission of Fox Chapel Borough have reviewed the plan. Mr. Kalina said they have. They also felt there were many issues that needed addressed, so the plan was redesigned. The Plan being considered at tonight's meeting has been changed substantially.

Mr. Tranquill asked why they are calling Parcel A a parcel instead of a Lot. Mr. Kalina said because it is over 10 acres in size. Mr. Kalina said the access to the lots and parcel has been revised. Mr. Tranquill expressed concerns about using a

private lane for access. Mr. Kalina said they would like to receive approval from Indiana Township first, prior to getting approval from Fox Chapel Borough. Mr. Kalina said Campbell's Run Road is a public roadway and the adjacent Health South facility said they agreed to provide the necessary property for a cul-de-sac on Campbell's Run Road. Mr. Kalina said he submitted a comment letter dated November 15, 2016, addressing concerns in the Engineer's latest review letter dated November 10, 2016. Mr. Kalina said they are still working on comments relative to the Stormwater Management Plan.

Mr. McCollough reviewed Engineer Daniel Slagle's letter dated November 10, 2016. He said a signed and recorded access easement is needed from Advantage Health Harmarville Rehabilitation Corp. for the reconstruction of Campbell's Run Road. He said a verbal agreement is not sufficient. The Stormwater Management Plan is currently under review in accordance with Township Ordinances. Mr. McCollough said a seal and signature of the engineer, surveyor, or other qualified Professional responsible for preparing the plan needs to be on the final approved plan. The tabulation regarding the proposed use and utilities needs to be put on the plan. Mr. Kalina said he has verbal approval from the utility companies to provide service to the Plan. Mr. Curti said because the sewage will flow into AVJSA, there should not be any issues with obtaining public sewage since they are not under any restrictions like ALCOSAN.

Mr. McCollough said a cul-de-sac with a maximum grade of 5%, a minimum cartway radius of 40' excluding the curb, and a right-of-way radius of not less than 50' needs provided, or the Developer can request a waiver from the Township. Mr. Kalina said this would cause a hump in the roadway; therefore, they plan to request a waiver. Mr. Curti said a guiderail could be utilized. Mr. McCollough said a minimum right-of-way width of 50' and a minimum cartway width of 24' for Campbell's Run Road needs provided. Mr. Kalina said there is a 33' right-of-way for Health South. There are no plans for any construction on the hillside in this area.

Mr. Tranquill asked if there were any future plans to further subdivide Parcel A. Mr. Kalina said there are not; the parcel is large because the property owner would like to keep this lot for her own home and have horses. Mr. Curti asked if the house will be built in the Indiana Township portion of the parcel. Mr. Kalina said it will; the land is not buildable on the Fox Chapel portion.

Mr. McCollough said the Construction Standards for the asphalt requirements need put on the plan. Mr. Kalina said he will put them on the Detail Sheet. Mr. McCollough said information on the Storm Sewers and Drainage Facilities, and their designs, will be addressed at a later time. There are issues that need to be addressed.

A copy of the new approval letter from the ACDED that was applied for by Fox Chapel Borough needs provided. Mr. Curti said the changes made in Indiana

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Township were minimal so Indiana Township did not re-submit new plans to them. Public access needs provided for the entire length of Old Indian Trail. Mr. McCollough said Fox Chapel has indicated they felt it was not a public roadway. Mr. Kalina said they feel it is and are currently researching this. NPDES Permit approval will be needed if there are earth disturbances greater than one acre. Mr. McCollough asked if any of the lots are sold yet; Mr. Kalina said no. They are all owned by Pittsburgh Land Company. The Developer will be required to enter into a Developer's Agreement and post all appropriate bonds. Subdivision approval and roadway adoption from Fox Chapel Borough will be needed as well.

Mr. Tranquill noted the response letter from North Hills Engineering was only received tonight. Commission Members, as well as Mr. Curti, agreed a lot of issues still need addressed, especially the Stormwater Management Plan. Ed Banks, from the Dorseyville V.F.D. asked about the placement of fire hydrants. Mr. Kalina said they are planned to be placed about every 1,200' to 800' apart. Mr. Kalina said he can also discuss the locations with Fox Chapel Water Authority.

Mr. Tranquill asked if they felt they could address all of the issues prior to the next Board of Supervisors meeting. Mr. Kalina said it has been slow-moving with Fox Chapel Borough and their portion of the plan. Mr. Curti said the Developer can always submit a letter asking for an extension from the Board of Supervisors until they are ready to submit; Mr. Robb agreed.

Mr. Miller made a motion, seconded by Mr. Ceponis, recommending approval of the Wellington Plan of Lots (Revision of 3 Lots) - Subdivision, conditioned upon the outstanding items listed in the Township Engineer's letter dated November 10, 2016, are satisfactorily addressed, as well as the comments from Jeffrey Curti being considered. The outstanding items include:

1. ***Provide a signed/recorded access easement from Advantage Health Harmarville Rehabilitation Corp. for the reconstruction of Campbell's Run Road.***
2. ***The Stormwater Management Plan is currently under review in accordance with Township Ordinances.***
3. ***Provide the seal and signature of the engineer, surveyor, or other qualified Professional responsible for preparing the plan on the final approved plan.***
4. ***Provide tabulation on the plan regarding the proposed use and utilities, as outlined in 1266.03-E(3) of the Township's SALDO.***
5. ***Provide a cul-de-sac with a maximum grade of 5%, a minimum cartway radius of 40' excluding the curb, and a right-of-way radius of not less than 50', or request a waiver from the Township.***
6. ***Provide a minimum right-of-way width of 50' and a minimum cartway width of 24' for Campbell's Run Road.***

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7. ***Provide the Construction Standards on the plan for the asphalt requirements.***
8. ***Provide storm sewer design information for the system along Campbell's Run Road.***
9. ***Provide reinforced concrete pipe material for all proposed storm sewers located under Campbell's Run Road.***
10. ***Provide a copy of the approval letter from the Allegheny County Department of Economic Development that was applied for by the Borough of Fox Chapel.***
11. ***Provide public access for the entire length of Old Indian Trail.***
12. ***Provide NPDES Permit approval for earth disturbances greater than one (1) acre.***
13. ***Submit letters of extension until the Borough of Fox Chapel approves their portion of the plan.***
14. ***Provide fire protection to each structure within 600' from a fire hydrant, or request a waiver from the Township.***
15. ***Provide Subdivision approval and roadway adoption from Fox Chapel Borough.***
16. ***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.

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RANGE RESOURCES/MILLER JR 10602 WELL PAD - CONDITIONAL USE

Commission Members were presented with a Site Plan consisting of the construction of a natural gas well pad with 14 individual wells, two Stormwater detention systems and an access road. The site is located north of Cove Run Road, approximately one mile east of the intersection with Route 910. The property is zoned "MDR" Medium Density Residential. Alexis Horochak, a Government Affairs Analyst II, from Range Resources-Appalachia, LLC, the applicant, was present along with other numerous employees from Range Resources.

Ms. Horochak said they never received a copy of the Engineer's review letter dated November 14, 2016. The other representatives from Range Resources confirmed that none of them had seen the letter either. Mr. Tranquill asked if Range Resources has done other wells in the Township. Mr. Curti said they have done shallow gas wells, but this is the first Marcellus gas well to be presented.

The representatives from Range Resources played a video for the Planning Commission and audience describing how the Marcellus Shale Gas Well process is built and how it works.

Mr. Tranquill asked where the actual well pad is located; he was shown on a map the exact location off of Cove Run Road. Karl Matz, an Environmental Engineering Manager with Range Resources, also pointed out the location of the proposed access road. Mr. Tranquill asked how they plan to get to the site. Ms. Horochak said by taking Route 910 to Cove Run Road. Mr. Tranquill said he was concerned about the number of trucks that would be used, especially with the close proximity of Emmerling Community Park and the Pittsburgh Harlequins Facility. He also pointed out that Cove Run Road is a brand new road that was just recently completed, and there are a lot of steep slopes on it. Mr. Matz said they feel the road will be adequate for their needs and they will post a road bond to be utilized if anything should happen to Cove Run Road. Mr. Matz said they also plan to reconstruct the first portion of Cove Run Road that was not part of the newly constructed portion of Cove Run Road. He said representatives from Range Resources had previously met on several occasions with representatives from the Township to discuss various issues. How to access the facility was discussed. He said they cannot use Rich Hill Road because the tunnel in Harmarville is too small for their trucks to go through. Plus, they felt Rich Hill Road would not be a good way to access because it is so residential in nature. Mr. Tranquill asked how they plan to get to the site from Cove Run Road. Mr. Matz said they plan to construct a 'spur' off of Route 910 to bypass the businesses located in the area. Mr. Rouggie asked if they plan to do this by using the road that was formerly the old Route 910. Mr. Matz said yes. Mr. Tranquill asked if they anticipate a large number of trucks traveling to the site. Mr. Matz said yes, there will be a lot of trucks used. Mr. Tranquill asked if they considered using LeFever Hill Road to access the site. Mr. Matz said the tunnel on that road is too small for their trucks as well.

Ms. Horochak made a presentation about Range Resources and natural gas history. She said Range Resources' main headquarters is in Texas. Informational Packets were given to the Planning Commission Members for their review. She said she, as well as the other representatives that were present, work out of a Range Resources office in Canonsburg, PA. She explained they submitted permits for the DEP in early 2017. She said approximately 11.3 acres of land will be disturbed. Mr. Horochak continued that at this time only 8 wells are proposed to be built. She said it is a three prong process, which she explained. She said the final process is when the truck traffic will be very heavy and then actual fracking will begin. Mr. Curti asked how long the large Derrick Big Rig will be in place. Ms. Horochak said for about four months, then it will be removed. Mr. Curti said the actual plans show 14 well pads, but she said they are only proposing to build 8 well pads at this time. He asked if they plan to eventually put in 6 more. Ms. Horochak said they may at some point. Mr. Geahry asked if this is a Utica Well. Ms. Horochak said it is not; it is a Marcellus Well. Mr. Ceponis questioned the depth of

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the well. Mr. Matz said they are about 6,000' to 6,600' deep.

Mr. Tranquill expressed concerns about the project. He asked why the representatives from Range Resources never saw the Engineer's review letter. Mr. Curti pointed out that it was only produced yesterday. Ms. Horochak said she was unsure who got a copy of the letter in their Canonsburg office. Attorney Krista Staley with Babst Calland asked if the gas well section of the Township's Zoning Ordinance #368 was replaced with Ordinance #371. Mr. Robb confirmed that Section 502 regarding wells was repealed and replaced by Ordinance #371.

Commission Members discussed concerns about no one seeing the Engineer's review letter. Mr. Robb said perhaps making a decision tonight could be premature because the representatives from Range Resources were unfamiliar with the comments made by the Township Engineer. Mr. Tranquill agreed. Ms. Staley said they were concerned because the Planning Commission does not meet in December. She was worried about the timelines as set by the PA MPC. Mr. Curti said perhaps a special meeting could be held due to these timeline restrictions. Mr. Robb said the Township is required to advertise a special meeting at least 24 hours in advance of the meeting date. He said the application date for Range Resources submittal was October 31, 2016. Mr. Curti said they could discuss this with the Township Engineer Dan Slagle.

Mr. Ceponis made a motion, seconded by Mr. Rouggie, recommending the Range Resources/Miller JR 10602 Well Pad - Conditional Use be tabled since the Township Engineer's letter dated November 14, 2016, was not reviewed by the representatives from Range Resources that attended the meeting, and that a special meeting be held prior to the December Board of Supervisors meeting.

Motion carried unanimously.

FOX CHAPEL ESTATES - PLANNED RESIDENTIAL DEVELOPMENT (PRD)

Commission Members were presented with a PRD consisting of the development of Parcel 620-P-379 (13 acres) and Parcel 620-J-114 (9.35 acres) into 21 lots containing 92 dwelling units (townhouses). 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. David Lucci, from Victory-Wetzel Associates, was present to represent the applicant, Fox Chapel Estates, LP.

Mr. Tranquill asked if they plan to do the PRD in phases. Mr. Lucci said yes, in two phases. He said the properties are currently owned by the O'Sell's (13.5 acres) which fronts Fox Chapel Road and the McCague's (9.3 acres) which fronts Dorseyville Road. Mr. Lucci showed the location of the properties on a map. Mr.

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Tranquill said he is concerned about the entrances into the plan; it is already a busy intersection. Mr. Lucci said the houses, barns, etc. on the properties will be razed. He said he is currently working on a geotechnical report. He said they are proposing to build 92 townhouses. Phase I will be 44 units and the entrance will be off of Dorseyville Road and end in a temporary cul-de-sac. The units will be in groups of 4 and 5 per building. Phase II will consist of 48 units and will connect the plan with Fox Chapel Road. Mr. Lucci said there are currently site distance issues that need to be addressed. He said about 59% of the plan will be open space. He showed pictures of the proposed size and styles of townhouses. The two streets will be public. They are planning to have four detention facilities: 3 in Phase I and 1 in Phase II.

Mr. Curti said he is concerned about water flow issues in Phase II. He said there are a lot of problems in that area, and they should be addressed with the State. Mrs. O'Sell said these problems are due to issues with the adjacent property owner's land. Mr. Lucci said the sanitary sewers would be serviced by DCDBA. Mr. Ceponis asked if they plan to use gravity flow; Mr. Lucci said yes. Mr. McCollough said the Plans show the sewage will be through ALCOSAN. Mr. Curti said they will need to get approval from Fox Chapel Borough to use their sewers if flowing into them. Mr. McCollough said he feels there are issues with the elevation on the properties, and discussed his concerns with Mr. Lucci. Mrs. O'Sell said the previous Developer interested in her property cancelled because they could not get permission from Fox Chapel to tie into their sewers. She said she is currently serviced by DCDBA. Mr. McCollough agreed the two sewer systems are very close together. Mr. Lucci showed proposed landscaping plans. Mr. Miller noted they would be cutting about 20' off the hill top. Mr. Tranquill asked what their time line is for development. Mr. Lucci said they would like to break ground by late Summer or Fall; they are still working on getting their Geotechnical Report, Traffic Studies are being done, etc.

Mr. McCollough reviewed the Engineer's letter dated November 14, 2016. He asked what type of organization is proposed to own and a maintain the proposed open space and Stormwater detention facilities. Mr. Lucci said a Homeowner's Association is planned to be formed. Mr. Tranquill asked if they had a builder in mind; Mr. Lucci said Ryan Homes. Mr. McCollough continued with the Engineer's letter and said letters from all applicable utilities on service availability will need submitted, especially from the sewer authorities. He said the substance of covenants, easements, or other restrictions proposed to be imposed on the use of the land, buildings, and structures, including proposed easements or rights-of-ways for public utilities need provided. Mr. Lucci said these will be put on later when the final plans are submitted. Mr. McCollough said a tentative phasing schedule for the proposed development needs provided. Mr. Lucci said it will all be one for the grading of both phases.

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Mr. McCollough said a written statement needs submitted explaining why they need to do this plan as a PRD and not a multi-subdivision. Mr. Lucci said due to topography restraints and the fact that townhouses are only allowed in the "MDR" Zoning District if in a PRD. Mr. Curti said because a PRD is being proposed, a Public Hearing will need to be held. Mr. McCollough said confirmation needs provided that the Developer owns/controls the entire site for the development. Mr. Lucci said he can supply Agreements that exist now, or provide more proof at a later date. Mr. Tranquill asked Mrs. O'Sell if she already sold her land to the Developer; she said they are under Agreement. Mr. McCollough said a 25' buffer of land around the perimeter of the development site needs to be provided in order for a PRD be done. He said the plans currently show some of the lots are within the buffer. Mr. Lucci said none of the houses themselves will be located within the buffer area. Mr. McCollough said none of the lots themselves can be within this buffer. Mr. Curti said one cul-de-sac is also within the 25' buffer; a waiver may need to be granted.

Mr. McCollough continued with the review letter. He said the table on Sheet 3 titled "Yard Requirements" needs revised to indicate that the minimum impervious coverage shall not exceed 50%. No structure may be located closer than 25' from any other structure in the development. Mr. McCollough said the applicant is requesting a waiver from this provision by requesting a 20' separation distance between structures. Mr. McCollough said this is a fire safety issue. Mr. Lucci said they still want the waiver. Mr. Curti said he spoke to the Dorseyville VFD Chief about this. He said the Chief feels the 20' is okay. Mr. Curti said the structures can only be 2 stories in height, not 3 stories. Ed Banks from the Dorseyville VFD asked what they plan to construct the homes out of. Mr. Lucci said that has not yet been decided. Mr. Banks said if vinyl is used, it could be a problem. Mr. Tranquill asked who has the authority to grant the waiver of 25'; Mr. Curti said the Board of Supervisors. Mr. Tranquill asked if the homes would be built on slabs. Mr. Lucci said they would, with the 1st story being used as living space and the 2nd story for bedrooms. Mr. Tranquill asked if they are proposing a garage to be located on the 1st story, at the same level of the living space; Mr. Lucci said they are.

Mr. McCollough said if the proposed development will create 50 or more trips during the peak hours at the nearest intersection, as well as those within a half mile radius, a Traffic Impact Study will need to be done. Mr. Tranquill said there is already a lot of traffic in this area. He feels the intersection of Dorseyville and Fox Chapel Roads is already dangerous. He said this plan will add a lot more traffic to the area.

Mr. McCollough said a Geotechnical Report for the proposed site needs provided and a geotechnical engineer must be on site to certify proper fill issues are addressed. A professional certification will need to be provided at the conclusion of the project, prior to any bonding release, certifying the construction was done properly.

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Construction details on the proposed temporary cul-de-sac needs provided. A roadway grade not to exceed 3% for a distance of 25' before each intersection needs provided. Also, a minimum horizontal alignment radii of 200' for the proposed roadway system needs given. The proposed entrance island along Fox Chapel Road needs removed. Mr. McCollough said the first bend is not soft enough. Mr. Curti suggested they enter with a "T" intersection on Dorseyville Road rather than on the bend; Mr. Lucci agreed. Mr. McCollough said he is not sure why they are proposing a "right-in/right-out". Mr. Lucci said because they could not meet PennDOT's requirements. He said a Traffic Study may prove this. Mr. Curti said the Township will go with PennDOT's recommendations. Mr. Rouggie asked if there are concerns about Dorseyville Road. Mr. Curti said that portion of Dorseyville is owned by Allegheny County, but they are required to give their approval as well. Mr. Robb agreed.

The Engineer advised in his letter that the grading or clearing of more than 25% of a site for the purposes of constructing a PRD will require a tree survey to be done. Replacement trees will be required in accordance with the Township's requirements. Mr. Lucci said he could not find the Section of the Ordinance where this requirement is. All proposed improvements, i.e. public streets, storm sewers, etc. must comply with the "Chapter 1270: Improvements" in the Township's SALDO. County/State roadway bonds must be posted if material is hauled to or from the site. Any protective covenants running with the land need provided. Mr. McCollough asked if there are any natural and/or artificial features that may impact the development. Mr. Lucci said they are all shown. The final plans must be sealed. Allegheny County Department of Economic Development's approval is needed. Mr. Curti said he already has comments from them and the Developer needs to address them. County and PennDOT HOP approval is needed for the proposed entrance ways. The Developer will need to enter into a Developer's Agreement and post the appropriate bonds.

Mr. Miller said he feels the plan is too dense for this area. Mr. Lucci said if the Developer meets all of the Township's requirements, the plan cannot be turned down. Mr. Curti said with so many private driveways within the plan, he wondered if any consideration has been given for visitor parking. Mr. Lucci said each driveway in a unit can accommodate two vehicles. Each will have a one car garage and another car can fit in the driveway. Mr. Curti said parking issues can be tough with townhouses. There are too many driveways and not enough room for parking. He said perhaps off-street parking could be considered, or the roadway could be widened. Mr. Lucci said he will look into it.

Mr. Tranquill asked what type of buyers they plan to target. Mr. Lucci said in the larger units, probably families and in the smaller units probably 'empty nesters'. Mr. Curti asked what the length of the road is from Fox Chapel Road to Dorseyville Road. Mr. Lucci said 2,300'. Mr. Curti said probably 4 fire hydrants will be needed. Mr. Banks asked if the sewage will go to the pumping station at Fire Acres Drive;

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Mr. Lucci said yes. Mr. McCollough said a letter from DCDBA will be needed approving this connection.

Mr. Tranquill read the section of the Zoning Ordinance defining a PRD. He said he feels the plan is too congested. He also said due to the large number of items that need to be addressed, he feels the plan should be tabled until the January Planning Commission meeting. Mr. Lucci said he has no problem with the Commission tabling the plan. Mr. Curti said he would like Ryan Homes to submit more information on the townhouses, showing the proposed structure of the homes and details. Ms. O'Sell said she feels they are using a good lay of the land. She said preserving green space is important to her. She also said she thought Heartland was the proposed builder, not Ryan. She said she feels nice, quality townhouses would be positive for this area.

Mr. Curti said this is the first development in quite a long time that did not have an Advisory Meeting with the applicant, himself, and the Township Engineer first, prior to actually submitting their plan to the Township. He said he did not even know this development was coming in for the Commission's review. He said he would still like to have an Advisory Meeting with all involved to cover the outstanding issues.

Mr. Rouggie made a motion, seconded by Mr. Geahry, recommending the Fox Chapel Estates - Planned Residential Development be tabled based on the unaddressed outstanding items in the Township Engineer's letter dated November 14, 2016.

Motion carried unanimously.

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 September 28, 2016 regular meeting.

ADJOURNMENT

Mr. Geahry made a motion, seconded by Mr. Ceponis, to adjourn the November 16, 2016, Planning Commission Regular Meeting. Motion carried unanimously.

The meeting was adjourned at 8:10 p.m.

Jacquelyn A. Rouggie, Recording Secretary

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