TOWNSHIP OF INDIANA

PLANNING COMMISSION

APRIL 25, 2018

A regular meeting of the Indiana Township Planning Commission was called to order at 6:00 p.m. by Vice 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, and Cecil Tranquill. Thomas Ceponis and Michael Rouggie did not attend. 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 MARCH 28, 2018

Mr. Geahry made a motion, seconded by Mr. Miller, to approve the March 28, 2018, Regular Meeting Minutes as presented. Motion carried unanimously.

DEVELOPMENT PROPOSALS

i2 ADVISORS STORAGE - SITE PLAN

Commission Members were presented with a Site Plan consisting of building a new storage business on a vacant lot. The property is located on Harts Run Road, approximately 0.1 miles north of the intersection with Saxonburg Blvd. The property is zoned “O/C” Office Flex Commercial. The applicant David Landman, as well as Dave Hager with PVE Engineering, were present.

Mr. Hager said they are proposing to build a large mechanical building, as well as (26) 20'x10' storage units. He said the property is currently owned by Dewey Spittler, but that Mr. Landman is under “agreement” to purchase it. He said years ago, Mr. Spittler had presented a similar site plan for a storage facility, but it was never built. Mr. Tranquill asked how security will be handled for access to the storage units, which will be rented out. Mr. Hager said they plan to utilize a key-card system; it will be a self-service facility. Mr. Landman said someone may be on-site occasionally. Mr. Tranquill asked if the units will be immune to weather. Mr. Hager said they will be metal buildings with cement floors, but will not be climate controlled. Mr. Curti asked when they will know for sure what business will occupy the large building. Mr. Landman said soon; plans will be submitted. Mr. Geahry asked if there will be any outside storage; Mr. Landman said no.

Mr. Herring said they presented this plan for the first time in February, 2018. Mr. Herring asked Mr. Hager to review the revisions made to the plan since it was last presented to the Planning Commission. Mr. Hager said the distance between the storage units have been increased from 20' to 25', in accordance with the Township

Ordinance. He said some additional landscaping is proposed for added screening. Also, the lighting plan has been updated. Mr. Hager said the Stormwater Management Plan was submitted with some modifications to the historically reviewed/approved Plan associated with the Spittler Development. Mr. Tranquill asked who will use the large metal building; Mr. Landman said it will be rented out.

Mr. Herring reviewed the Engineer's letter dated April 19, 2018. He said locations of all existing and proposed easements need to be shown on the plan. Mr. Hager said they are all shown. Mr. Herring said an executed and recorded copy of the proposed stormwater easement needs to be provided, since they plan to use the existing system. Mr. Herring asked if all natural and/or artificial features are on the plan; Mr. Hager said yes. Mr. Herring said service availability letters for each utility provider needs to be submitted. Mr. Hager said he already has them. Mr. Herring said confirmation from PennDOT needs to be provided indicating the proposed revisions to the site will not require an updated Highway Occupancy Permit (HOP). Mr. Hager said he feels the one that is originally in place is still valid, but will verify this with PennDOT.

Mr. Herring continued and said the location and detail of all proposed signs need shown on the plans. Mr. Hager said these details will be provided when they apply for a Building Permit. Mr. Curti agreed. Mr. Herring asked if there are any protective covenants running with the land; Mr. Hager and Mr. Landman both said there are none. Mr. Herring said the final set of plans must be signed and sealed. Also, the Developer must enter into a Developer's Agreement and post all appropriate bonds.

Mr. Herring then reviewed the Engineer's letter dated April 19, 2018 for the Stormwater Management Plan. Mr. Herring said ownership of the existing 18" storm sewer, and third-party approval for the proposed location is needed, if required by the owner of the system. Mr. Herring asked who owns the line. Mr. Hager said Hampton Technical Associates is checking into ownership of the system. Mr. Herring said a copy of a signed/executed agreement with the adjacent property owner and the new property owner for operating and maintaining the stormwater facilities needs to be submitted. He also said the Owner must establish the Special Stormwater Facility Management Fund of $5,000/basin for a period of 10 years.

Mr. Tranquill asked if Mr. Spittler still owns the property. Mr. Landman said since the February meeting, he has closed on the property and is now the owner. He said he will submit a new agreement showing the updated names of the current owners. Mr. Tranquill asked if the facility will be lighted. Mr. Hager said it will; Mr. Herring said they submitted a lighting plan.

APPROVED

Mr. Miller made a motion, seconded by Mr. Geahry, recommending approval of the i2 Advisors Storage - Site Plan, as long as the outstanding items listed in the Engineer's letters dated April 18, 2018, are satisfactorily addressed. The items to be addressed include:

1. ***Provide recorded Easement Vacation documentation regarding removal of the existing stormwater easement. Provide executed and recorded copy of the proposed stormwater easement.***
2. ***Provide service availability letters for each utility provider.***
3. ***Confirm with PennDOT that the proposed revisions to the site plan does not require an updated Highway Occupancy Permit. Provide revised Highway Occupancy Permit, if required.***
4. ***Provide the location and detail of all proposed signs on the plan.***
5. ***The final set of plans must be sealed and signed by an engineer, surveyor, or other qualified person who prepared them.***
6. ***The Developer shall enter into a Developer's Agreement and post all appropriate bonds.***
7. ***Identify ownership of the existing 18" storm sewer and provide third-party approval for the proposed relocation, if required by the Owner.***
8. ***Submit a copy of a signed/executed agreement with the adjacent property owner and the new property owner for operating and maintaining the stormwater facilities.***
9. ***The Owner must establish a Special Stormwater Facility Management Fund of $5,000/basin to defray the costs of the Township inspecting and maintaining the facility for a period of 10 years.***

Motion carried unanimously.

APPROVED

CORRESPONDENCE:

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 March 28, 2018 regular meeting.

ADJOURNMENT

Mr. Geahry made a motion, seconded by Mr. Miller, to adjourn the April 25, 2018, Planning Commission Regular Meeting. Motion carried unanimously.

The meeting was adjourned at 6:20 p.m.

Jacquelyn A. Rouggie, Recording Secretary