TOWNSHIP OF INDIANA

PLANNING COMMISSION

MAY 23, 2018

A regular meeting of the Indiana Township Planning Commission was called to order at 6:00 p.m. by Chairman Thomas Ceponis 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 APRIL 25, 2018

Mr. Miller made a motion, seconded by Mr. Geahry, to approve the April 25, 2018, Regular Meeting Minutes as presented. Motion carried unanimously.

DEVELOPMENT PROPOSALS

QUACKENBUSH CONSOLIDATION PLAN - SIMPLE SUBDIVISION

Commission Members were presented with a subdivision to consolidate Parcel ID #1080-M-174 (2.3127 acres) and Parcel ID #1080-M-129 (1.3901 acres) into one lot (3.7028). The property is located on the northern side of Myers Lane (private road), approximately 0.2 miles east of the intersection with State Route 910. The property is zoned "AG" Agricultural. The applicant and owner of the properties, Allan Quackenbush, was present.

Mr. Herring said a revised submittal of the plan was made after the Township Engineer did his review letter dated May 15, 2018 and most of the items have been addressed. He also said Allegheny Surveying, who prepared the plan for the applicant, submitted a letter addressing the comments in the Engineer's letter on May 22, 2018.

Mr. Herring reviewed the outstanding items in Engineer's letter dated May 15, 2018 that still needed to be addressed. He asked Mr. Quackenbush if there were any natural and/or artificial features not shown on the plan that may impact the subdivision. Mr. Quackenbush said there were none. Mr. Herring said the location of the 20' private right-of-way for Myers Lane needs to be put on the plans. Mr. Herring asked what the surface of the roadway is. Mr. Quackenbush said it is composed of asphalt. Mr. Herring asked about Parcel ID #1080-G-189, which bisects the existing Parcel ID#1080-M-174 and is owned by the "United States of America". Mr. Quackenbush said he was unsure of what the parcel was created for. Mr. Curti said he believes at one time it was to provide a secondary access to the old NIKE site that was there years ago. He said the parcel extends all the way out

to Route 910.

Mr. Herring said the final set of plans must be sealed and signed by a qualified person who prepared them. Mr. Herring said private streets need to be adequate to permit access for emergency vehicles; Mr. Quackenbush said Myers Lane is a flat roadway. Mr. Herring said any comments from the Allegheny County Department of Economic Development need to be addressed once it is received. Mr. Curti said it was submitted to them by his office on May 9, 2018. Mr. Herring asked if there were any protective covenants running with the land; Mr. Quackenbush said not that he was aware of.

Mr. Tranquill asked if Mr. Quackenbush owns both parcels of land. Mr. Quackenbush said he does. Mr. Tranquill asked why he wants to combine the lots. Mr. Quackenbush said to allow for future expansion on the property.

Mr. Tranquill made a motion, seconded by Mr. Geahry, recommending approval of the Quackenbush Consolidation Plan - Simple Subdivision, provided the outstanding items listed in the Engineer's letters dated May 15, 2018, are satisfactorily addressed. The items to be addressed include:

1. ***Provide the location of the 20' private right-of-way for Myers Lane (private road) on the plans.***
2. ***The final set of plans must be sealed and signed by an engineer, surveyor, or other qualified person who prepared them.***
3. ***Address any comments from the Allegheny County Department of Economic Development, upon receipt.***

Motion carried unanimously.

OTHER BUSINESS:

A small group of people in the audience said they were in attendance to discuss "fracking" in the Township. They indicated they would also like to discuss possible changes to be made to the zoning in the Township. Mr. Curti explained the Planning Commission only submits comments and recommendations regarding any zoning changes only after they are asked to do so by the Board of Supervisors. Mr. Curti explained to the Planning Commission this is an issue that has been coming up at recent Board of Supervisor meetings. Mr. Tranquill asked when the last Zoning Ordinance and Map were updated; Mr. Curti said in 2017. A woman representing the group said she thought possible zoning changes were to be discussed at tonight's Planning Commission Meeting. Mr. Curti explained again that the process begins with the Board of Supervisors. Mr. Ceponis agreed and said sometimes it can take years to re-zone and update an Official Zoning Map and Ordinance.

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 April 25, 2018 regular meeting.

ADJOURNMENT

Mr. Rouggie made a motion, seconded by Mr. Geahry, to adjourn the May 23, 2018, Planning Commission Regular Meeting. Motion carried unanimously.

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

Jacquelyn A. Rouggie, Recording Secretary

APPROVED