TOWNSHIP OF INDIANA

PLANNING COMMISSION

AUGUST 25, 2021

A Regular Meeting of the Indiana Township Planning Commission was called to order at 6:00 P.M. by Chairman Michael Rouggie with the Pledge of Allegiance. The meeting was held at the Indiana Township Town Hall and was recorded on audio cassette.

ROLL CALL

The roll was called and Planning Commission Members present were David Geahry, Lisa Lachina, Pat Miller, Michael Rouggie, and Daniel Taylor *(via telephone)*. Also in attendance were Code Enforcement Officer Jeffrey S. Curti, Recording Secretary Jacquelyn Rouggie, and Township Engineer Daniel Slagle from Nichols & Slagle Engineering.

REGULAR MEETING MINUTES OF JULY 28, 2021

Mr. Taylor said on Page 5, in the last paragraph, in the last sentence, the word "a" needs to be removed. The sentence should state: "There were ~~a~~ discussions held about...". This was a typo error.

Mr. Miller made a motion, seconded by Ms. Lachina, to approve the July 28, 2021, regular meeting minutes as amended. Motion carried unanimously.

DEVELOPMENT PROPOSALS

HARTWOOD MEADOWS - PLANNED RESIDENTIAL DEVELOPMENT (PRD) Phases IV/V (Final PRD Plan Approval)

Commission Members were presented with a PRD, which consists of the development of Parcel 722-S-200 (56.859 acres) into 75 lots with 43 lots in Phase IV and 32 lots in Phase IV. The PRD is located east of Saxonburg Boulevard with roadway extensions from Waterford Drive, Lenox Drive, and Windsor Court as the final phase of the original Hartwood Meadows Plan. The property is zoned "LDR" Low Density Residential. The applicant is Maronda Homes, LLC. Michael Seydor with Maronda Homes, as well as Patrick Cooper and Alberto Jarquin with Gateway Engineers, were present.

Mr. Cooper showed pictures of the proposed plan and described how they plan to extend it to complete the final phases of the current Hartwood Meadows Plan. He said the Planning Commission recommended "tentative approval" to the Board of Supervisors in August 26, 2020. However, the plan was denied at the Board of Supervisors' October 13, 2020 meeting. The applicant filed an appeal of the Board's decision in court and tentative approval of the Plan was granted by the judge.

Mr. Slagle said he had met numerous times with the Developer's Engineers at his office to finalize the plan. He said Planning Commission Members received copies

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of his review letter in their meeting packets, which was dated August 20, 2021, as well as an older version of the plan. Since that time, the plan has been updated and the Engineer prepared an updated review letter dated August 25, 2021, since a lot of the outstanding items had since been addressed.

Mr. Slagle reviewed his letter dated August 20, 2021. He asked if there are any natural and/or artificial features on the plan that are not shown that may impact the development. Mr. Cooper said no; everything is shown. Mr. Slagle asked what form of organization is proposed to own and maintain the proposed open space and stormwater detention facilities. Mr. Cooper said an HOA is being established for Phases IV & V. He said they will own the open space and pay the Township to maintain the detention facility, which will be conveyed to the Township. Three detention facilities are proposed. Mr. Slagle asked that details for the proposed Homeowner's Association be provided. Mr. Slagle asked how they plan to provide access to the Stormwater Basin #3. Mr. Cooper said through a 40' easement they plan to get from the adjacent Duquesne Light property. It will consist of stone, and access will be given to the Township to use the road to maintain the facility. Mr. Cooper said if they cannot secure an easement from Duquesne Light, they will use land they own.

Mr. Slagle said a Final Geotechnical Report for the proposed site plan during the Final Approval process will be required and a professional certification will need to be submitted. Mr. Slagle said this report will be in the Developer's Agreement between the Township and the Developer. All temporary cul-de-sacs shall remain active during construction of each phase until the permanent cul-de-sacs are constructed.

Mr. Slagle said if any material is hauled to or from the site, a roadway bond must be secured. Mr. Cooper said they do not plan to haul anything to or from the site. He also said there will not be a lot of trucks going in and out of the existing Plan during construction. Mr. Slagle said approval from the Allegheny County Department of Economic Development needs to be provided. Mr. Curti said electronic and hard copies were submitted to them by his office on April 13, 2021, and they have not responded.

Mr. Slagle continued with his letter, and summarized the other third party agency requirements that will be required, as well as the various fees that will need to be paid to the Township. He said the Developer will also need to enter into an acceptible Developer's Agreement with the Township, and post all appropriate bonds.

Mr. Slagle said part of the Court's decision for tentative approval required sidewalks and the landscaping plan must provide for 296 trees to be planted that are at least 2" in diameter. He said the "Conservation Easement" must be shown on the recorded plan around the wetlands so potential buyers will know where they are

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located. Mr. Slagle said they need to preserve as many of the existing trees that are 24" in diameter as they can. Mr. Cooper agreed to this. Mr. Curti said the adjacent parcel above the Duquesne Light property is owned by the Rex's, which is incorrect and needs to be fixed. Mr. Curti asked if wider side yard setbacks are now being proposed. Mr. Cooper said the setbacks have been revised to be 20', which is shown on the latest set of plans.

Mr. Curti asked about the proposed mailbox clusters. He said only one set is being shown. He said he has been in touch with the Post Mistress at the "Pittsburgh (Blawnox) 15238" Post Office about the possibility of adding another set. Mr. Cooper said this can be addressed when submitting the final, completed plans and they will place the mailbox clusters where the Post Office wants them to. Mr. Miller asked why no topography is shown on the plan. Mr. Slagle said it is shown on the full set of plans, which are extremely large. Commission Members were only given copies of the set of plans that will be submitted for Recording only due to the plan size.

Chris Capone of 3606 Windsor Court asked about an Emergency Access Road. Mr. Cooper said there is not one that is accessible to the Plan. Mr. Cooper said Sunset Lane is a private lane and owned by four different property owners and cannot be utilized. The Frey family was only provided access to Sunset Lane so they could get to the existing home on the parcel. Mr. Curti asked if they ***~~plant~~ plan*** to elevate the roadway. Mr. Cooper said they are by 15', and showed the location on the plan. Mr. Rouggie asked about the fill and various slopes of the land. A discussion was held regarding the layout of the land.

Mr. Slagle said the original Hartwood Meadows Plan was built about 25 years ago. He said temporary cul-de-sacs were put in until the plan could be completed.

Mr. Miller made a motion, seconded by Mr. Taylor, to recommend that the HARTWOOD MEADOWS PLANNED RESIDENTIAL DEVELOPMENT (PRD) PHASES IV/V (Final PRD Plan) be APPROVED conditioned upon compliance with the outstanding items in the Engineer's review letter dated August 25, 2020. These items include:

1. ***Indicate the form of organization proposed to own and maintain the proposed open space and stormwater detention facilities.***
2. ***Provide the substance of covenants, easements, or other restrictions proposed to be imposed upon the use of land, buildings, and structures, including proposed/existing easements or rights of ways for public utilities.***
3. ***Provide details for the proposed Homeowners Association.***
4. ***Provide a report on subsurface conditions, including the subdividers right of support.***

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5. ***The Stormwater Management Plan is currently under review in accordance with Act 167. Provide gabion walkway in each stormwater detention facility for access during storm events.***
6. ***Provide a Final Geotechnical Report for the proposed site plan during the Final Approval process. A geotechnical engineer must be on site to certify proper fill compaction/keyway installation/benching. A professional certification shall be provided at the conclusion of the project, prior to the release of any bonding, certifying the proper/safe construction of the foregoing and that the proposed fill will not slide.***
7. ***The grading or clearing of more than 25% of a site for the purposes of constructing a PRD shall require the submission of a tree survey.***
8. ***A Township/State roadway bond must be posted if material is hauled to or from the site.***
9. ***Provide protective covenants running with the land, if any.***
10. ***Provide Allegheny County Department of Economic Development's approval of the proposed subdivision.***
11. ***Provide Allegheny County Conservation District/PaDEP approval of NPDES Permit for earth disturbances in excess of one (1) acre.***
12. ***Please note that the Owner shall be required to pay the Township Roadway Impact Fee of $1,589 per dwelling unit.***
13. ***In lieu of recreational facilities, the Owner shall be required to pay the Township Recreational Fee of $750 per dwelling unit.***
14. ***The Owner is required to establish a Special Stormwater Facility Management Fund of $16,000/basin for the proposed facilities to defray the cost of inspection and maintaining the facility for a period of 10 years.***
15. ***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.

Mr. Slagle said a lot of comments that Mr. Capone had submitted during completion of the final phase of the plan have been taken into consideration. Mr. Curti said he would like the issue of only one single cluster of mailboxes that would serve all of the new homes in one location be addressed. He feels two many vehicles will be accessing that area at one time. Mr. Slagle asked why the Post Office does not just deliver mail to each home, like they do in the first three phases of the plan. Mr. Curti said he was told by the Post Office that they are pushing for Cluster Mailboxes to be used in new developments. Mr. Rouggie asked if a pull-off area will be provided near the mailbox clusters. Mr. Curti said yes; the roadway will be widened in this

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area or areas, depending on what the Post Master says about adding another cluster of mailboxes to alleviate everyone using one single mailbox cluster.

OLD BUSINESS

AMENDED SUBDIVISION AND LAND DEVELOPMENT ORDINANCE (SALDO)

Mr. Rouggie asked what the status is on the Amendment to the Township's SALDO. Mr. Slagle said it has been given to the Board of Supervisors for their review and comments/changes. A copy was also made available for the Public's review in the Township's Code Enforcement Office during regular business hours.

CORRESPONDENCE

LETTER OF RECOMMENDATION

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 July 28, 2021 regular meeting.

ADJOURNMENT

Ms. Lachina made a motion, seconded by Mr. Slagle, to adjourn the August 25, 2021, Planning Commission Regular Meeting. Motion carried unanimously.

The meeting was adjourned at 6:36 p.m.

Jacquelyn A. Rouggie, Recording Secretary

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