TOWNSHIP OF INDIANA

PLANNING COMMISSION

AUGUST 26, 2020

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 Indiana Township Town Hall, with limited individuals physically attending due to Corona Virus Pandemic concerns and the need for "social distancing", with the option of audience members attending the meeting by phone. This meeting was recorded on audio cassette.

APPROVED

ROLL CALL

The roll was called and Planning Commission Members present were, Lisa Lachina, Pat Miller, Michael Rouggie, and Daniel Taylor. David Geahry did not attend. Also in attendance were Code Enforcement Officer Jeffrey S. Curti, Recording Secretary Jacquelyn Rouggie, Township Engineer Daniel Slagle from Nichols & Slagle Engineering, and Solicitor Gavin Robb.

REGULAR MEETING MINUTES OF JUNE 24, 2020

Mr. Taylor noted that on Page 2, in the 3rd paragraph, in the last sentence, the words "when it is approved" need to be deleted.

Mr. Miller made a motion, seconded by Ms. Lachina, to approve the June 24, 2020, Regular Meeting Minutes as amended. Motion carried unanimously.

DEVELOPMENT PROPOSALS

CHISHOLM SINGER PLAN - SUBDIVISION (Lot Line Revision)

Commission Members were once again presented with a subdivision consisting of a lot line revision resulting in Lot 1 (10.008 acres) and Lot 2 (8.947 acres). The property is located on Wagner Road, approximately 0.8 miles east of the intersection with Middle Road. The property is zoned "AG" Agricultural. The applicant Paul Singer was present.

Mr. Slagle said this property has been subdivided six times: 1956, 1988, 1992, 1999, 2012, and 2017. He said the subdivision plan in 2017 was called the "Singer Tuma Subdivision Plan" was never recorded with the County by the Owners' because Mr. Tuma refused to sign off on the plan. This plan included easements on the property that were never provided. Mr. Slagle said the plan being presented tonight will add the missing easements.

Mr. Slagle said the Planning Commission previously was presented with this lot line revision at their June 24, 2020 meeting, but due to the large number of items that needed addressed from his review letter not being done, the Planning Commission recommended tabling the request. Since that time, new plans were submitted addressing his concerns, with most of the items in his review letter dated July 15, 2020 being addressed.

Mr. Slagle asked if there are any natural and/or artificial features not shown that may impact this property. Mr. Singer said there were not. Mr. Slagle asked if a review letter was received from the Allegheny County of Economic Development. Mr. Curti said a copy of the plans were submitted to them back on June 5, 2020, and the ACED never responded. Mr. Slagle said it is now past their 30 day deadline to submit any suggestions, so therefore any comments they may have do not need to be considered. Mr. Singer said he recently talked to Mr. Tuma, who indicated he may be willing to sign off on the old plan that was approved back in 2017. Mr. Slagle and Mr. Curti said it is too late to do that at this point.

Mr. Miller made a motion, seconded by Ms. Lachina, recommending APPROVAL of the CHISHOLM SINGER PLAN - SUBDIVISION (Lot Line Revision), based on any items that are outstanding in the Engineer's Letter dated July 15, 2020 being addressed. Motion carried unanimously.

CELO ESTATE PLAN - SUBDIVISION

Commission Members were presented with a plan to subdivide a 12.06 acre lot into two lots: Lot 1 (10.675 acres) and Lot 2 (1.384 acres). The property is located on Monticello Drive (a private road), on the western side of Saxonburg Boulevard, approximately 0.3 miles from the northerly Township border with West Deer Township. The property is zoned "MDR" Medium Density Residential. The applicant Victor Celo, who is executor of the Estate of his deceased parents, who were the owners of the parcel, as well as Jeffrey Horneman, PLS, from Horneman Surveying & Cartography, were present.

Mr. Celo explained this is just a simple two lot subdivision. Mr. Slagle said he worked closely with Mr. Horneman on this plan, and said he felt the surveyor did a very thorough job on the plan. Mr. Slagle said there is an existing house on Lot 2 and that Lot 1 is currently vacant land. Mr. Celo said he intends to sell off both of the lots. Mr. Slagle asked Mr. Celo if he owns the private roadway, Monticello Drive. Mr. Celo said he does. Mr. Slagle said if Mr. Celo decided to make the roadway width 50', it could be brought up to Township standards, and become a Township owned roadway. Mr. Celo said this is not something he intends to do.

Mr. Slagle reviewed his letter dated August 17, 2020. He asked if there are any natural and/or artificial features on the property that may impact the subdivision; Mr. Celo said there are not. Mr. Slagle asked if a review letter was received from the

APPROVED

Allegheny County of Economic Development. Mr. Curti said a copy of the plan was submitted to them on July 31, 2020, but the ACED has not yet responded. Mr. Taylor asked how many properties currently use Monticello Drive to access their properties. Mr. Celo said three. Mr. Taylor said due to the roadway being private, the Township Ordinance limits the number of lots on a private roadway to be five, or it is then required to be brought up to Township Standards.

Mr. Taylor made a motion, seconded by Ms. Lachina, recommending APPROVAL of the CELO ESTATE PLAN - SUBDIVISION, based on any items that are outstanding in the Engineer's Letter dated August 17, 2020 being addressed. Motion carried unanimously.

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

Commission Members were presented with this PRD, which has since been amended and resubmitted at the recommendation of the Board of Supervisors after their Public Hearing held on July 14, 2020. Revisions to the plan were made based on concerns by the Board of Supervisors and residents. The Plan now consists of the development of Parcel 722-S-200 (56.859 acres) into 75 lots with 39 lots in Phase I and 36 lots in Phase II. 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 *(via telephone)*, as well as Patrick Cooper with Gateway Engineers, were present.

Mr. Cooper said they originally presented a plan with 79 lots. Changes have been made and the new submittal has 75 lots. He showed where some lots have been widened at the entrance into the plan and modifications that were made to the setbacks. He said the internal lots all have an 80' lot width now. Mr. Cooper said the open space has been increased and sidewalks have been added to both sides of the roadway. Mr. Taylor asked about the buffer along the side lots and if it is required to be 25'. He said some of the lots come right to the buffer's edge. He asked who will enforce that nobody builds anything within this buffer area. Mr. Cooper said when any Building Permits are submitted, the survey will show the actual lot lines. Mr. Curti said Zoning Permits are required for sheds, fences, etc. and he requires to see a copy of the survey of their placement with the application. Mr. Cooper said the lot lines will also be shown on the recorded plan. Mr. Taylor said he is more concerned about people encroaching into the buffer in the long-term future.

APPROVED

Mr. Curti asked if they can stretch the open space behind the affected lots. Mr. Cooper said they can shorten the property space. Mr. Taylor said a ***waiver*** was requested on the size of the trees and the amount of trees being replaced. He said it appears more trees are proposed to be planted near the existing gas line.

Mr. Curti said there is open space off of Windsor Court with no sidewalk shown here. He asked if a sidewalk can be added to this area so the sidewalk system will continue throughout the plan for people to walk. Mr. Snyder said that would be an additional 300' of sidewalk. Mr. Cooper said there are no homes in this area. Mr. Seydor asked why a crosswalk cannot just be added instead of the additional sidewalks. Mr. Cooper said it would be a considerable cost to add the additional sidewalks.

Mr. Curti asked why they tapered three lots in the one area, but then only two lots at other transition points. Mr. Cooper said due to topography and sanitary easements.

Mr. Slagle reviewed his letter dated August 21, 2020. He asked if there are any natural/artificial features that may impact this development. Mr. Cooper said no. Mr. Slagle asked the form of organization that is proposed to own and maintain the proposed open space and stormwater detention facilities. Mr. Cooper said the Homeowners Association (HOA) will eventually own them. He said the Township will maintain them while they are paying the required Stormwater Maintenance Fee to the Township. Mr. Slagle said letters from all utilities on service availability need to be provided. Mr. Cooper said they are working on getting them.
Mr. Slagle said covenants, easements, or other restrictions for the public utilities need to be provided, as well as documentation regarding the interconnecting roadway to Sunset Lane (private road). Mr. Cooper said they are working on getting an easement from DCDBA for the public sewage. Mr. Slagle asked what provisions are being provided for off-street parking. Mr. Cooper said each home will have a double garage and a double vehicle driveway.

Mr. Slagle said details for the proposed HOA will need to be provided during final approval. Mr. Slagle asked that deed research regarding the permitted access to Sunset Lane needs to be done; Mr. Cooper said their attorneys are working on this. Mr. Slagle ***said*** a sewer easement on the adjoining property that serves the Windsor Court sewer line needs shown. Mr. Cooper showed him this on the plan. Acess to each detention basin must be provided. Mr. Rouggie asked if Sunset Lane goes out to Dorseyville Road, particularly in the area of the new detention basins. Mr. Slagle said yes. Mr. Slagle said the Stormwater Management Plan is currently under review in accordance with Act. 167. Mr. Slagle said a Final Geotechnical report will need to be provided certifying proper fill compaction/keyway installation/benching was followed during construction.

APPROVED

Mr. Slagle said the grading or clearing of more than 25% of a site for the purposes of a PRD requires a tree survey to be done. Mr. Slagle noted the site has very few. Mr. Cooper said they intend to plant trees ***15' apart***. Mr. Slagle asked what would happen if a new buyer does not want that many trees. Mr. Cooper said the HOA will handle this. Mr. Slagle said they could always consider planting the additional trees in a different location in the Township, perhaps in the open space area. Mr. Cooper agreed this is a good idea.

Mr. Slagle noted this is only tentative approval of the Master plan at this point to consider the overall concept. A lot of other details and designs will be part of the final plan submittal.

Mr. Slagle said a roadway bond will be required if any material is hauled to or from the site; Mr. Cooper said none is proposed. Mr. Slagle said protective covenants running with the land need provided, if there are any. Mr. Slagle said approval from the Allegheny County Conservation District is required. Mr. Curti said a copy of the plans were submitted to them ***electronically*** on ***August*** 17, 2020. He said the ACED responded via email that they are not planning to review the plan at this time. Mr. Slagle ***said*** an NPDES Permit for earth disturbances in excess of one acre will need ***to be*** provided. He noted that the Developer must pay the Township a Roadway Impact Fee of $1,589 per dwelling unit, as well as a Recreational Fee of $750 per unit. The Developer must also establish a Special Stormwater Facility Management Fund with the Township of $16,000 for each detention basin, for a period of ten years, to defray the cost of inspection and maintaining the facility. The Developer must also enter into an acceptible Developers' Agreement and post all appropriate bonds.

Mr. Cooper said a ***waiver*** was requested on the length of the cul-de-sac being 800'. He said that PennDOT's allowance for Liquid Fuel reimbursement is 1,200'. He said they are also requesting a ***waiver*** for slopes in excess of 40%. Mr. Cooper said PRD's allow for tighter density with shorter roadways which are easier to maintain. He said the concept of a PRD is the new way of doing development in this century. Mr. Taylor asked ***where*** the slopes are that they are requesting waivers on. Mr. Cooper showed him, and said a Geotechnical Engineer will be on-site to monitor them. Mr. Slagle pointed out all of the "open space" areas. He said by going with the requirements for a PRD instead of a multi-subdivision, this makes for much nicer areas for people to use. He asked if all residents can use the open space areas. Mr. Seydor said they can. Mr. Slagle said the HOA can allow this use. Mr. Rouggie suggested walking trails could even be included.

Mr. Rouggie asked what the concern is regarding the cul-de-sac length. Mr. Slagle said mainly due to EMS concerns, if a road is blocked during an emergency. However, he said the Township usually grants the extension of the cul-de-sac length in most plans. He said with the 24' wide paved roadway, there is usually not any

APPROVED

issue. He said roadways are wider now than they were in the past. Mr. Curti said he feels there will be no problems getting through in the event of an emergency. Mr. Taylor asked if “no parking” can be restricted on one side of the roadway. Mr. Curti said yes. He said he will also be meeting with the Fire Chief as to the location of all proposed fire hydrants.

Mr. Slagle noted the Stormwater facilities will have a 6' fence surrounding them for safety. He asked how long water will sit in the detention basins. Mr. Cooper said water hardly ever sits in the basin for more than 24 hours. Mr. Taylor asked if there will be Emergency Overflow areas. Mr. Cooper said they always have them for each basin, and showed him where they are proposed to be located. Mr. Curti said more details on them will be shown on the final plans.

Mr. Slagle asked about the open space shown on Windsor Court, and asked what the Developer plans to use it for. He suggested three asphalt parking spaces could be added there so that people could park their cars and then walk the plan if they choose. Mr. Rouggie asked if the walking areas would be exclusive to the residents of the Hartwood Meadows Plan. Mr. Slagle there is nobody to “police” who uses the areas. Mr. Curti said he would still rather see sidewalks added to this area to continue the walking area instead of ending the sidewalk after Lot 136.

Mr. Rouggie asked if there were any comments that anyone would like to make that are attending the meeting via telephone. Nobody asked to comment. He then asked if the audience members would like to express their concerns.

Chris Capone of 3606 Windsor Court, asked why the setbacks are still small across from the existing houses. He said they are still being shown to be 15'; he said he would like to see them increased to 20' to match the houses in the existing plan. He said a lot of trees are on the lot they want to build on; it is not just “open fields” as was said earlier. He also said he felt that trees in people’s yards should be counted toward the tree replacement count. Mr. Capone showed areas on the plan where replacement trees could be planted. He read Section 409 of the Township’s Zoning Ordinance regarding PRD’s. He said Section 409(B) was not mentioned at all. He also said there should be a collector street in the plan. He said if this plan was a multi-subdivision instead of a PRD, this would not happen. He said if access could be gotten to use private roadway, Sunset Lane, this could be resolved. Mr. Curti said this was not overlooked intentionally. He said this Plan is ultimately just an extension of the existing Hartwood Meadows Plan. Mr. Capone said by doing a PRD, it makes the lots look a lot more different than those in the existing plan. He said a different feel will be given. He said he does NOT feel it is an addition to the existing Hartwood Meadows plan. Mr. Slagle explained one of the main concepts of a PRD is to provide more open space. He agreed that the density of the lots can be up to 3 to 4 more times tighter. Mr. Slagle also said there are no arterial roadways to provide a collector road to Saxonburg Boulevard. Mr. Capone continued, saying all three of the existing roadways are cul-de-sacs. He said this

APPROVED

proposed plan is not an addition to the existing Hartwood Meadows; new roads will be added and actually they are creating their own “new” plan off of the existing plan. Mr. Slagle said this is just the final phase of the existing plan, and the grading is significantly different in this area. Mr. Capone said in the plan proposed back in 1994, the roadways were only going to be 1,100' long. Mr. Slagle said if they went with a multi-subdivision instead of a PRD, a lot of the houses would be closer together and a lot of open space would be lost. Mr. Capone said the proposed open space is not that at all; he said it is unusable land, has a pipeline crossing it, etc. Mr. Capone continued that the plan submitted back in 1994 had lots that were at least 20,000 sq.ft. in minimum size; he said in the new plans, some are as small as 11,000 sq.ft. He said setbacks were reduced as well. He said rules are more stringent now on pipelines. He said the parcel they are building on is 57 acres, but they are losing about 20 acres of the property. He said he does not object to development, but he feels this plan should match the first 3 phases more. He thinks it is being designed more like the “MDR” zoning requirements instead of the “LDR” requirements and it is way too congested.

Mr. Slagle asked what the cost of a lot without a home will be. Mr. Cooper said he is not sure because they have been looking at the “overall” cost of a lot with a home, but he would think around $100,000-$110,000. Mr. Cooper said just by eliminating those 4 homes from the original plan that a lot of money is being lost by the Developer. He said their first thought was to build 83 lots, but since that time it is now only down to 75 lots. Mr. Slagle said he was asking about the value of the house to show it will not devalue the existing homes in the current plan. Mr. Seydor agreed. He said the existing houses in Hartwood Meadows are selling for around the mid-$300,000's now. Mr. Seydor said they plan to build high quality homes that will sell for around $400,000 - $500,000, which should actually increase the values of the existing homes in Hartwood Meadows. Mr. Capone said the existing houses are already selling for around $400,000, according to recent sales in August, 2020.

Jerry Crites of 3356 Lenox Drive, said he feels the HOA will have a lot of responsibility in the new plan. He asked what guarantees that the HOA will not “fizzle out” like most of them do. Mr. Slagle said it is a legally binding document. Mr. Slagle asked if the first phases are part of an HOA. Mr. Capone, and other residents, said the Freys never linked deeds to each home, nothing ever happened, and no HOA was ever formed. Mr. Slagle said there are annual fees involved with being part of an HOA to ensure they stay active. He said the utilities, storm sewers, streets, etc. are eventually taken over by the Township and are not owned by the HOA. He said most everything is taken off of the HOA, except plantings, open space, maintenance, etc. Mr. Slagle said the proposed two street trees that will be in the buffer area will be the responsibility of the owner of the home, not the HOA. Mr. Crites asked how the Township can ensure that the trees will remain. Mr. Slagle said this will all be a condition in the Developer’s Agreement between the Developer and the Township. Mr. Slagle said an 18 month Maintenance Bond is also posted by the Developer after the Plan is done to ensure things are being maintained as promised. He said these are all safeguards that are put in place. Mr.

APPROVED

Crites said he agrees with Mr. Capone that the new plan will be entirely different than the existing Development. He also questioned how a valid Traffic Study can be done during a Pandemic, like the Country is currently in. Mr. Slagle said David E. Wooster & Associates did the Traffic Study using PennDOT's Historical Data, prior to the Pandemic hitting. Mr. Rouggie asked if Sunset Lane is used, wouldn't it create a through-way, like Mallard Drive in Hartwood Estates, and people would use it as a way to cut from Saxonburg Boulevard over to Dorseyville Road. Mr. Slagle said when Hartwood Estates was approved, at the time, it was thought that Mallard Drive was a good suggestion by the Township to create two exits for residents in that plan, but then eventually realized it was not. Mr. Slagle explained the advantages of not using Sunset Lane and possibly creating a through-way. Mr. Crites suggested Sunset Lane could be allowed to be used for Emergency Vehicles only.

Jim Gdovichin of 3105 Westchester Drive, said at the Board of Supervisor's Public Hearing, there were a lot more vocal concerns with having only one entrance into the plan. Mr. Curti explained that the Planning Commission is totally different than the Board of Supervisors; they are a recommending body only. Mr. Gdovichin asked why Sunset Lane cannot be used as a construction access too instead of construction vehicles going through the existing Hartwood Meadows Plan. He said it is dangerous for the children that play in the streets. Mr. Robb told Mr. Cooper the Developer's legal counsel is still researching how Sunset Lane, since it is a private roadway, can be used.

Mr. Curti said he met with Josh Haydo from Wooster & Associates at the site. It was determined that a site distance of 314' is needed on Saxonburg Boulevard. Mr. Curti said currently there are two trees blocking this. He said they spoke with the owner of the property that the trees are located on, and he was agreeable to let them be removed. Mr. Gdovichin said he does not like that there is no continuity between the existing Hartwood Meadows and the proposed new one. He feels this will affect their property values more because they are two different types of plans.

Alison Persichetti of 3112 Westchester Drive, said a lot more traffic will be generated and it can affect the safety of the kids that play on the street. She also said the new nursing home being built at he intersection of Harts Run Road and Saxonburg Boulevard will create even more traffic in the area. She said Sunset Lane is really needed so they have a secondary access into their plan. She said traffic is already dangerous on Saxonburg Boulevard. She thinks with both this plan and the nursing home going in, there will be a tremendous increase in traffic.

Bill Urso of 3353 Lenox Drive, said at the Board's Public Hearing, a lot of concerns were brought up as to how the Developer never really addressed the safety of the kids, usable green space not being created, the emergency access never being addressed, construction access, and mostly nothing was really addressed as to what the current neighbors wanted.

APPROVED

Nat Persichetti of 3112 Westchester Drive, said Maronda is a business and are only out to make money. He does not feel they want to work with the community to make it livable.

Drew Wirkowski of 3303 Waterford Drive, said 20 acres are not being used since the 1994 proposal. He does not understand why they want to jam so many homes in now. He asked about the excessive hedges at the entrance to the plan. Mr. Curti said they must meet the criteria of the Traffic study, which Wooster is working on completing. Mr. Wirkowski said 3,500 trees are required to be replaced but they are asking for a waiver to decrease this down to 400; he does not understand how the Township could allow this. He does not feel the character of the community would be maintained.

Mr. Rouggie asked what the options are, as the Planning Commission, to encourage compromise between residents and the Township to make everyone happy. Mr. Slagle they can recommend approval, approval with conditions, or denial of the plan. He said if the plan is denied, they must prove why since it was originally approved with the old restrictions. Mr. Slagle said if they recommend approval with conditions, the Developer must agree to the conditions.

Mr. Cooper said these lots are not small. He also said as far as continuity, people really won't see much of a difference between the plans. The HOA will be recorded so that it cannot dissolve. He said using Sunset Lane is a problem because it is a privately owned roadway; they cannot just use it because the want to. He said any ***sight*** distance issues on Saxonburg Boulevard will be addressed with the Traffic Study. He said they came in months ago, with more lots, less open space, etc. but have addressed a lot of those concerns. He said the only access into the plan is by using the existing roadways in the first phases of the plan. Mr. Curti asked if it is a "done deal" on not being able to use Sunset Lane. Mr. Cooper said their lawyers are still looking into it. Mr. Rouggie asked if there is any other way to create another access way into the plan. Mr. Cooper said they have not found any.

Mr. Urso asked as for the attorneys looking into the use of Sunset Lane, if the Developer is more concerned financially or legally if it can be used. Mr. Curti said they found that Mrs. Frey, the current property owner, never had the right to use it. Mr. Curti reminded that everything has a cost; nobody said it cannot be done.

Mr. Cooper said he feels they designed the plan and they meet all of the Ordinance restrictions with only a few minor modification requests. Mr. Miller asked how traffic within the plan could be slowed down. Ms. Lachina suggested installing speed bumps, stop signs, etc. Mr. Miller said he would like them to consider enlarging the tree size.

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Mr. Rouggie asked Mr. Slagle for advice on what they should do. Mr. Slagle said once again, they can recommend approval, approval with conditions, or denial of the plan. But, if they recommend denial, it must be because they are not building their plan in accordance with the Township Ordinance. Mr. Curti asked if he thought the Developer is meeting the Ordinance. Mr. Slagle said they are with only a few minor waivers being requested. Mr. Rouggie said this plan is a "tentative" preliminary plan. He said it seems similar to approving the entire plan overall intent and density. He said when it gets to the "final" stages, that is when the fine tuning of all of the other items are addressed.

Mr. Gdovichin asked about the requested waivers. Ms. Lachina said the Commission is trying to work with the residents and the Developer to address all of their concerns. Mr. Curti said a Public Hearing was held with the Board of Supervisors so that the residents could express their concerns. Mr. Cooper said they have a copy of the original plans from 1995; what they are presenting now is just moving the plan into the new century. He said there is a lot more work that they need to do with the plan. He said he feels they have addressed everything the Board of Supervisors asked of them.

Mr. Rouggie said he does not feel that tabling the plan would help at this time. Mr. Taylor said they are asking the Developer to provide more trees, research the use of Sunset Lane for at least a Construction Entrance, etc. but they have met a lot of the Ordinance requirements. Mr. Cooper rehashed the concerns again. He said the number of trees they are required to replace is extremely excessive. Mr. Taylor said they could increase the number of proposed trees by planting more in the open space. Mr. Curti asked if Mr. Cooper said they feel that Mrs. Frey has the legal right to use Sunset Lane; he said he was not aware that she did. Mr. Seydor said Mrs. Frey has a 10' legal right-of-way at this point, which they just found out. He said construction vehicles would not be able to fit in that small of a space. However, it could be used to gain access to one of the detention basins.

Board of Supervisor Sarah Hertweck *(via telephone)* asked if Sunset Lane is shown on the current plan. Mr. Cooper said it is outside of the plan; it terminates at the Frey's property line. Mr. Gdvochin asked if Sunset Lane can be used to access the Detention Basin, why it cannot be "beefed up" and made larger so construction vehicles of all types could use it. Mr. Seydor said it cannot be used as it is right now for construction vehicles.

Mr. Robb declared that the time for Public Comment has concluded. He said the Planning Commission needs to discuss what they plan to recommend to the Board of Supervisors about the plan: approve, approve with conditions, or deny. Mr. Taylor said he feels they generally meet the Township Code at this time. However, he feels the waiver on the trees should not be approved. He also said the missing piece of sidewalk should be added to the open space along the end of Windsor

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Court. Mr. Robb defined recommending approval with waivers of the the slope, the length of the cul-de-dac, adding the missing sidewalk, but denying the tree replacement request and making it 60%. Mr. Cooper said planting that many trees would be impossible. Mr. Taylor agreed with the tree replacement Mr. Robb suggested and that they be 15' on center.

Mr. Taylor made a motion, seconded by Mr. Miller, to recommend that the HARTWOOD MEADOWS PLANNED RESIDENTIAL DEVELOPMENT PHASES IV/V (Tentative PRD Plan) be APPROVED conditioned upon compliance with the outstanding items in the Engineer's review letter dated August 21, 2020. Furthermore, the Planning Commission approved the requested waivers regarding slopes in excess of 40% and the length of cul-de-sac in excess of 800 feet. In addition, the requested waiver regarding tree replacement was denied and that the tree reforestation be based on planting trees in the open space at 15' centers. Finally, the Planning Commission recommended that the missing sidewalk in front of the open space along Windsor Court be added. Motion carried unanimously.

OLD BUSINESS

UPDATES TO THE TOWNSHIP'S EXISTING SUBDIVISION AND LAND DEVELOPMENT ORDINANCE (SALDO)

Mr. Slagle said he and Mr. Curti have had more meetings to discuss suggested updates to the SALDO. He said the new Ordinance will be almost a total re-write of the existing Ordinance. He said he feels a lot of residents' concerns, as well as Commission Members' comments, have been taken into consideration during this process. Mr. Slagle proceeded with going over the various sections of the new Township SALDO, and highlighted the most important changes.

It was suggested that the Planning Commission review the latest version of the new SALDO and provide any additional input and changes they would like to see made to the new Ordinance. Commission Members agreed they would like to have time to review the latest version of the Ordinance. Furthermore, they would like to have the Solicitor review it for his input. Mr. Robb agreed with their decision. It was decided that the Commission Members and Solicitor will review the latest version, and submit their comments and/or changes at the next Planning Commission meeting.

ADJOURNMENT

Ms. Lachina made a motion, seconded by Mr. Miller, to adjourn the August 26, 2020, Planning Commission Regular Meeting. Motion carried unanimously.

The meeting was adjourned at 9:00 p.m.

Jacquelyn A. Rouggie, Recording Secretary

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