TOWNSHIP OF INDIANA

PLANNING COMMISSION

AUGUST 28, 2019

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, Lisa Lachina, Pat Miller, and Michael Rouggie. David Geahry did not attend. Also in attendance were Recording Secretary Jacquelyn Rouggie and Township Engineer Daniel Slagle from Nichols and Slagle Engineering. Code Enforcement Officer Jeffrey S. Curti also was not in attendance.

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REGULAR MEETING MINUTES OF JUNE 26, 2019

Ms. Lachina made a motion, seconded by Mr. Rouggie, to approve the June 26, 2019, Regular Meeting Minutes as presented. Motion carried unanimously.

DEVELOPMENT PROPOSALS

RICHMONT ESTATES - PLANNED RESIDENTIAL DEVELOPMENT (PRD) - Amended (Tentative Approval)

Commission Members were presented with an Amendment to the Original Richmont Estates PRD to add Parcel #726-L-333 (0.9 acres) to Parcel 726-L-322 (12.7 acres) and a majority of Parcel 726-L-312 (21.2 acres) which was previously approved for 94 Lots. The new lots will consist of 4 single-family houses for a total of 98 dwelling units. The property is located on the eastern side of Rich Hill Road, approximately 0.4 miles north of the intersection with Jacoby Road. The property is zoned “MDR” Medium Density Residential. Steven Victor, with Victor-Wetzel Associates, was present to represent the applicant, Richmont Estates LP.

Mr. Victor said the original Richmont Estates PRD plan has received final approval and is under construction. He said the applicant recently had the opportunity to purchase a 0.9 acres lot that is adjacent to the plan. He said the Developer is requesting an amendment to the Richmont Estates PRD to add these other lots to the existing plan. Mr. Victor presented a Power Point showing the location of the existing plan, as well as the new lot they would like to add. He said they would like to divide the parcel into 4 lots (#145 - #148), approximately the same size of those that are in the Richmont Estates Plan, and include them in the Development. He said they plan to extend the buffer zone behind these 4 lots. Mr. Victor said there are public utilities available on the entrance street to the plan. He said they plan to add 16 more trees in front of the 4 homes and to also extend the sidewalk in front of the lots. He said they still meet the required density of a PRD. Mr. Miller asked about the waiver they are requesting. Mr. Victor said a 25' buffer of land around the perimeter of the development site must be provided and no development may take place within it. He said a ***waiver*** is being requested to allow grading in the 25' buffer area and a Bufferyard “B” planting will be installed to permit uniformity of the landscaping. The 60 proposed plantings would compliment the existing evergreen row along the northern property line. He said the

proposed grading will make the development lower in elevation and provide better screening of the proposed development. This will be along the setback area on Rich Hill Road and more trees will be added. He said the trees will also provide additional screening for the current property owners living to the north of the Development. Mr. Rouggie asked why they are requesting this waiver. Mr. Victor said it will help to flatten the back yards of the four new lots.

Mr. Slagle reviewed the timeline of the original Richmont Estates PRD. He also said he received updated plans since he did his review letters dated August 14, 2019. Mr. Slagle asked if there are any natural and/or artificial features that may impact the development; Mr. Victor said no. Mr. Slagle said updated Site Recording Plans, along with all applicable recording covenants, need to be provided. Mr. Victor said this will be provided when they seek "final" approval of this amendment to the plan. Mr. Slagle said the Stormwater Management Plan is currently under review in accordance with Act 167. Mr. Slagle said the final plans will need to be signed and sealed by a professional. He also said the required certifications from the Allegheny County SALDO need to be provided/revised.

Mr. Slagle said a Final Geotechnical Report shall be provided during the "final" approval process and a Geotechnical Engineer must be on site during construction. Mr. Slagle said due to the waiver being requested for the tree density, certain sheets within the plan need revised to reflect this. Mr. Victor said (76) 2" caliper trees, approximately 6' - 8' high, are being added, as well as a variety of deciduous trees and shrubs.

Mr. Slagle said the roof collector leader and lines for the 4 new lots need shown on Sheets 5 and 6. Also, a watertight roof connection between the individual homeowner's roof leader line and the roof collection line need put on the plans. Any springs encountered must be piped and connected to a storm sewer system or natural water course.

Mr. Slagle said during final approval, an approved waterline design from Oakmont Water Authority needs submitted and an approved sewer design needs provided by DCDBA. Mr. Slagle said construction details for the proposed sidewalks need provided and they must meet ADA regulations, including Detectable Warning Surfaces, where needed. The Developer must comply with any comments from the ACED. During final approval, the revised ACCD/PaDEP approval of the NPDES Permit needs to be provided. Also, a revised General Permit for the proposed filling activities in the upper reaches of Stream WC-2 and SC-3 needs submitted. Mr. Slagle said construction detail for the 6' pedestrian easement/walking trail need provided. He asked what type of surface is proposed. Mr. Victor said it will be brushed concrete. He said the HOA will maintain the area by keeping tall weeds down. Mr. Slagle asked if this is already in the existing HOA. Mr. Victor said he would check into this.

Mr. Slagle said the Code Enforcement Officer Jeff Curti had indicated to him that he thought the road pull off area would be 29'. Mr. Victor said this may have been an oversight on his part, and he can revise the plan if needed. Mr. Slagle said the side length needs doubled as well. Mr. Slagle said Stainless Steel trash rack and hardware

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on each riser structure in the Stormwater Management plans need provided and the integrity of 10 Gage Stainless Steel Wire needs to be confirmed. They also need to specify stainless steel will be used for the proposed orifice plates.

Mr. Slagle said the owner will be required to pay the Township Roadway Impact Fee of $1,140 per additional unit, as well as a $750 Recreational Fee for each additional unit. He said an amendment to the original Developer's Agreement will need to be done to add these (4) lots, and any additional bonds and/or escrows will need to be posted prior to construction.

Mr. Slagle said the Developer's Agreement and Bonds for the Original Richmont Estates PRD have not yet been executed and posted, and asked why the Original Plan was already recorded. Mr. Ceponis said he sees they have started Grading the plan. Mr. Slagle said they have secured a Grading Permit to begin the earthwork. Mr. Slagle told Mr. Victor that the Developer needs to enter into the original Developer's Agreement and post the Bonds, which was a condition of their original plan approval. Mr. Victor said he will speak with the Developer about this. Mr. Slagle asked why the town home units were recorded as individual units at this time instead of one larger lot for subsequent subdivision based on the As-Built party walls. Mr. Victor said the townhouses will be constructed based on the location of the subdivided property lines. Mr. Slagle said a copy of this needs to be given to the Township Solicitor to review.

Mr. Rouggie made a motion, seconded by Ms. Lachina, to TABLE the RICHMONT ESTATES - PLANNED RESIDENTIAL DEVELOPMENT (PRD) - Amended (Tentative Approval) based on the unaddressed outstanding items in the Engineer's review letters dated August 14, 2019 and also until the conditions of the primary plan (Richmont Estates PRD - Phases 1 & 2) is met by the Developer.

Motion carried unanimously.

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 June 26, 2019 regular meeting.

ADJOURNMENT

Mr. Miller made a motion, seconded by Ms. Lachina, to adjourn the August 28, 2019, Planning Commission Regular Meeting. Motion carried unanimously.

The meeting was adjourned at 6:30 p.m.

Jacquelyn A. Rouggie, Recording Secretary

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