TOWNSHIP OF INDIANA

PLANNING COMMISSION

DECEMBER 18, 2019

A regular meeting of the Indiana Township Planning Commission was called to order at 6:00 p.m. by Chairman Tom Ceponis with the Pledge of Allegiance. The meeting was recorded on an audio cassette.

APPROVED

ROLL CALL

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

REGULAR MEETING MINUTES OF SEPTEMBER 25, 2019

Mr. Rouggie made a motion, seconded by Mr. Miller, to approve the September 25, 2019, Regular Meeting Minutes as presented. Motion carried unanimously.

DEVELOPMENT PROPOSALS

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

Commission Members were presented with an Amendment for Final Approval 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 parcel consolidation will result in a re-subdivision of new lots consisting of 4 single-family houses bringing the total to 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. David Lucci, RLA, with Victor-Wetzel Associates, was present to represent the applicant, Richmont Estates LP.

Mr. Lucci showed a Power Point presentation of the PRD, including the location of the four new lots being added to original plan (#145 - #148), grading, landscaping, etc. Mr. Curti asked if Lot #148 will have two buffers. Mr. Lucci said it will, and they will disclose to each individual buyer that no encroachment is allowed in that area. Mr. Curti asked which way the house will face; Mr. Lucci said Danason Drive, not Rich Hill Road, due to setback requirements. Mr. Slagle said the required Public Hearing was duly advertised and held for this Amendment to the Richmont Estates PRD on October 8, 2019.

Mr. Slagle reviewed his letter dated December 2, 2019. Mr. Slagle said they are proposing to add 4 additional lots to the already approved Richmont Estates PRD. Not much has changed on the plan. Mr. Slagle said the Developer requested a ***waiver*** from the provision for the replacement density of trees and woodlands. Mr. Slagle said the roadway section for the new development has been modified to include a 1 ½" wearing course over the proposed binder course until the final wearing course is installed after the 80% buildout. The proposed entranceway into the development has been widened, and the Developer has doubled the size of the pull-off area. After this point, the entranceway will be narrowed back to the required 24'. Mr. Slagle said all roof leaders and connection lines shall be inspected between the main roof collector line and the building down spout, as well as tested to insure watertight joints.

Mr. Slagle said the Developer must comply with any comments from the Allegheny County Department of Economic Development (ACED). Mr. Curti said the plans were submitted to them back on October 15, 2019, but the ACED never responded. They have 30 days to respond, which they never did, so this is a moot point. Mr. Slagle said they need to provide the ACCD/PADEP approval of the NPDES Permit and the revised General Permit; he noted this is a third party item. Mr. Slagle said all applicable fees need to be paid, and the Developer needs to enter into an amended Developer's Agreement with the Township. Mr. Slagle said the Findings of Fact dated November 12, 2019 also need to be taken into consideration.

Mr. Miller asked if the Township is expected to inspect the roof leader connections. Mr. Slagle said no; his inspector will check the collector lines but not the down spouts on each individual dwelling. Mr. Rouggie asked if a Geo-Technical Engineer will be on-site. Mr. Slagle said yes; this condition was included in the original Developer's Agreement.

Mr. Rouggie made a motion, seconded by Mr. Miller, to recommend APPROVAL of the RICHMONT ESTATES - PLANNED RESIDENTIAL DEVELOPMENT (PRD) - Amended (Final Approval) conditioned upon satisfaction of the outstanding items in the Engineer's review letter dated December 2, 2019. These items include:

1. ***Provide the revised ACCD/PaDEP approval of the NPDES Permit and revised General Permit.***
2. ***The Developer must pay the Township Roadway Impact Fee of $1,140 for each of the 4 additional dwelling units.***
3. ***The Developer shall pay a Recreational Fee of $750 for each of the 4 additional dwelling units.***
4. ***The owner shall enter into an <u>amended</u> Developer's Agreement with the Township as prepared by the Solicitor and post all appropriate bonds.***

Motion carried unanimously.

APPROVED

DEVELOPMENT PROPOSALS

NEWCAMP FARM PLAN - SIMPLE SUBDIVISION (Lot Line Revision)

Commission Members were presented with a subdivision plan consisting of a lot line modification of 30.6497 acres into Lot 1 (15.2381 acres) and Lot 2 (15.1352 acres). The property is located on the southerly side of Cedar Run Road, approximately .75 miles east of the intersection with Shaffer Run Road. The property is zoned "AG" Agricultural. The applicant Daniel Newcamp was present.

Mr. Newcamp explained that he grew up on the properties. He said they wish to adjust the lot line to add more land to the lot he and his wife now own. He said nothing structurally is changing. This is just a part of "Estate Planning" that is being done.

Mr. Slagle reviewed his letter dated December 5, 2019. He said he received the original plans on November 26, 2019 and reviewed/commented on them. Since that time, Mr. Newcamp's Engineer took care of most of the items and resubmitted new plans. He noted the 50' right-of-way for Cedar Run Road he requested was granted by the Newcamp's. Mr. Slagle said they need to comply with any comments received from the Allegheny County Department of Economic Development (ACED). Mr. Curti said the plans were submitted to the ACED from his office on November 28, 2019 but no comment letter has been received yet.

Mr. Miller made a motion, seconded by Mr. Rouggie, recommending the NEWCAMP FARM PLAN - SIMPLE SUBDIVISION (Lot Line Revision) be approved with the condition that the outstanding item in the Engineer's review letter dated December 5, 2019 is addressed, as follows:

1. ***Comply with any comments received from the Allegheny County Department of Economic Development.***

Motion carried unanimously.

MILLER & RAYMER PLAN OF LOTS - SIMPLE SUBDIVISION

Commission Members were presented with a lot line modification consisting of an existing 57.680 acre and a 1.619 acre tract into Lot 1 (57.0856 acres) and Lot 2 (2.214 acres). The properties are located on the north easterly side of Little Deer Creek Road near its intersection with Voskamp Drive. The properties are zoned "MDR" Medium Density Residential and "VR" Village Residential. David Lucci, RLA, with Victor-Wetzel Associates, was present to represent the applicants, Richard Sr. & Mary Lou Miller and Lauren Kyle & Luke Raymer.

Mr. Lucci showed a Power Point presentation of the plan. He said Mr. Raymer is an adjacent property owner. Mr. Lucci said Mr. Miller, the owner of the properties, and Mr. Raymer made a deal to give .6 acres of land to Mr. Raymer. Mr. Ceponis asked why. Mr. Lucci said the Foxwood Trail PRD, which is being done by Mr. Miller, did not plan to use this area of the property in his Development and Mr. Raymer indicated he could

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use it.

Mr. Slagle reviewed his letter dated December 5, 2019. He said the zoning information needs provided on all adjoining properties. He said by doing this revision, the .6 acre of property will be in the "VR" Village Residential zoning district. Mr. Slagle asked if there are any existing natural/artificial features that may impact this subdivision; Mr. Lucci said no. Mr. Slagle asked that a 50' right-of-way for the portion of the property that abuts Little Deer Creek Road and Voskamp Drive be provided. He asked that the location of all existing and proposed roadways and easements be shown on the plan. Mr. Lucci said they will be shown on the Foxwood Trail PRD plan. Mr. Slagle said the locations of all existing and proposed utilities and associates utility easements be shown.

Mr. Slagle said they need to comply with any comments received from the ACED. Mr. Curti said a copy of the plan was sent to them from his office on December 1, 2019 but no reply was received yet. Mr. Slagle said the final plan needs signed and sealed by a qualified professional, and that the certifications on the plans should read "Mayor, Board of Supervisors". Also, the proposed use and utility tabulations need to be added to the plan.

Mr. Ceponis said it appears this is mostly administrative; Mr. Slagle agreed. Mr. Raymer asked if the Board of Supervisors approval is the final step. Mr. Slagle said yes; if the plan is approved, then it will need to be signed and recorded with Allegheny County. Mr. Raymer asked if the zoning of the .6 acre lot will be changed to "VR". Mr. Curti said no; it is located in an "MDR" zoning district and is mostly a steep hillside and unbuildable. Mr. Raymer disagreed and said it is a flat area, and he would like to build a shed on it. Mr. Curti said Mr. Raymer has setback concerns for the shed's location. Mr. Curti said the Township will not change the "Official Zoning Map" for a small sliver of property.

Mr. Rouggie made a motion, seconded by Mr. Miller, recommending the MILLER & RAYMER PLAN OF LOTS - SIMPLE SUBDIVISION be approved with the conditions that the outstanding items in the Engineer's review letter dated December 5, 2019 are addressed, as follows:

1. ***Provide zoning information of all adjoining properties.***
2. ***Comply with any review comments from the Allegheny County Department of Economic Development.***
3. ***Provide a sealed and signed plan from a qualified professional. Also, revise the certifications on the plans to read "Mayor, Board of Supervisors".***
4. ***Provide the proposed use and utility tabulations on the plan.***

Motion carried unanimously.

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FOXWOOD TRAIL - PLANNED RESIDENTIAL DEVELOPMENT (PRD) - FINAL APPROVAL

Commission Members were presented with a PRD consisting of the consolidation and development of Parcel #957-K-143 (57.085 acres) and Parcel #957-K-175 (1.193 acres) into nine (9) garden apartment buildings consisting of 195 apartments and one pool house. The property is located east of Little Deer Creek Road, approximately 0.6 miles north of the intersection with Log Cabin Road. The property is zoned "MDR" Medium Density Residential. David Lucci, RLA, with Victor-Wetzel Associates, was present to represent the applicant Richard Sr. and Mary Lou Miller, who own the two parcels.

Mr. Lucci said they are coming in for final approval of the PRD. They have already received tentative approval of Phases 1 and 2 by the Township Board of Supervisors. He said all of the units will be rentals; none will be individually owned. He said that the Developer is currently applying for a "joint permit" and they need the Township's final approval before they can proceed. Mr. Lucci showed a Power Point presentation of the site. He said there is a large power line dissecting the property, which they plan to have moved. Mr. Lucci explained the types of units being proposed, the garage areas, and the Clubhouse. The Clubhouse will be located in Phase 2. He said nothing has changed on the plans since they were given tentative approval. He showed the location of the two different phases. He also showed the landscaping and buffer areas in the plan, as well as the location of the three detention basin facilities. Mr. Curti showed where the split of the phases are located. Mr. Ceponis said it appears that there will be 3 buildings in Phase 1. Mr. Lucci showed architectural pictures of the proposed buildings. He said they will be constructed of stone, brick, and siding.

Mr. Slagle reviewed his letter dated December 14, 2019. He asked if there are any natural/artificial features that may impact the plan; Mr. Lucci said no. Mr. Slagle said it is his understanding that only one management/organizational company will operate and maintain the complex and it is called "Gen Four Development, LLC". Mr. Slagle requested the substance of the covenants for the Homeowners Association (HOA) and any and all restrictions. He said this is important for the future upkeep and maintenance of the outside facilities.

Mr. Slagle said the PRD is now phased into 2 phases. All grading activities shall be limited to the phases which have received final approval. Mr. Curti said some of the grading in Phase 1 will need to be done in an area that is in Phase 2. Mr. Curti said there is a large ravine on the property, and they plan to use dirt that already exists on the property instead of bringing dirt in from the outside. Mr. Lucci said he will clarify the grading disturbed limits at the next meeting. Mr. Slagle said the limit of disturbance for each phase of the dirt movement needs to be shown.

Mr. Slagle continued to briefly review his letter. He said there are a lot of outstanding items that need addressed. He said during tentative approval, the Board approved the requested ***waivers*** from the Developer, which was noted in the Findings of Fact. Mr.

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Geahry asked if school busses will go into the plan. Mr. Curti said the Developer will need to meet with a representative of the School District to determine this. He said it is up to the School District to make that decision. Mr. Curti said he met with the local Fire Chief about a year ago to discuss the fire hydrant locations. The Chief felt they were adequate; their locations just need to be shown on the plans. Mr. Lucci asked if having street lights throughout the plan is a requirement. Mr. Slagle said no but in this case needed. Mr. Lucci said they only planned to have them at intersections and throughout the parking areas. Mr. Curti said a copy of the plans were sent to the ACED from his department back on September 7, 2018, but no comments were ever received from them. Mr. Lucci said they are working on getting the Highway Occupancy Permit from PennDOT for Little Deer Creek Road.

Mr. Slagle said since there will be only one owner of the entire Development, the HOA should be easy to ensure it remains intact. Mr. Curti said he will discuss with the Solicitor how they can ensure the Plan remains owned by only one entity. Mr. Rouggie asked if apartments can be sold off individually. Mr. Slagle said no. The Developer said they will be rental units only and all owned by one entity. Mr. Curti suggested this be included in the Developer's Agreement. Mr. Raymer asked if they have an estimated start date for construction. Mr. Lucci said at least not until early 2021.

Mr. Rouggie made a motion, seconded by Mr. Miller, recommending the FOXWOOD TRAILS - PLANNED RESIDENTIAL DEVELOPMENT (PRD) - FINAL APPROVAL be tabled to give the Applicant additional time to address the many outstanding items in the Engineer's review letter dated December 14, 2019.

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 September 25, 2019 regular meeting.

ADJOURNMENT

Mr. Miller made a motion, seconded by Mr. Rouggie, to adjourn the December 18, 2019, Planning Commission Regular Meeting. Motion carried unanimously.

The meeting was adjourned at 7:02 p.m.

Jacquelyn A. Rouggie, Recording Secretary

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