TOWNSHIP OF INDIANA
PLANNING COMMISSION

JULY 28, 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 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 *(arrived at 6:10 pm)*, and Solicitor Katherine Janocsko with Tucker Arensberg.

REGULAR MEETING MINUTES OF MAY 26, 2021

Mr. Miller made a motion, seconded by Mr. Taylor, to approve the May 26, 2021, regular meeting minutes as presented. Motion carried unanimously.

DEVELOPMENT PROPOSALS

NEWCAMP (GOELLER) PLAN REVISED - SIMPLE SUBDIVISION

Commission Members were presented with a plan to subdivide two existing lots totaling 15.514 into two new lots: Lot 1 (1.368 acres) and Lot 2 (14.146 acres). The properties are located along Saxonburg Blvd., approximately 800' feet from its intersection with Harts Run Road. The properties are zoned "LDR" Low Density Residential. The property owners, Theresa and Richard Goeller, Jr., were present.

Mr. Goeller said they plan to build one new single family dwelling on each lot. He and his wife Theresa plan to build on one lot, and their daughter and her family plan to build on the other one. He said they previously applied to have the zoning of one of original parcels changed from "O/C - Office Flex Commercial" to "LDR - Low Density Residential", which was granted. Mr. Curti said this re-zoning was requested to have the parcel match the zoning of their adjacent parcel. He said now they are just seeking a lot line revision.

Mr. Slagle reviewed his letter dated July 24, 2021. He said a comment letter from the Allegheny County Department of Economic Development needs to be provided. Mr. Curti said both hard and electronic copies of the plan were sent by his office to them on June 23, 2021. They never responded within their 30-day time line. Mr. Slagle also said the statement known as the "State Highway Law" needs to be put on the plan. Mrs. Goeller said they applied for a Highway Opening Permit for Saxonburg Blvd., (which is a state-owned roadway) back in May, but have not heard back from them yet. Mr. Curti said each parcel will have its own access drive.

Mr. Taylor made a motion, seconded by Ms. Lachina, recommending the NEWCAMP (GOELLER) PLAN - REVISED - SIMPLE SUBDIVISION be approved with the condition that any outstanding items in the Engineer's review letter dated July 24, 2021 are addressed. Motion carried unanimously.

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FOXLANE AT HARTWOOD - PLANNED RESIDENTIAL DEVELOPMENT (PRD) ("Tentative PRD Plan Approval)

Commission Members were presented with a plan to combine two parcels, totaling 15.3 acres, and subdivide it into a 16 lot development. The properties are located along Mallard Drive at the intersection with Harts Run Road. The properties are zoned "LDR" Low Density Residential. The Applicant, Mike McAneny, President of Foxlane Homes, was present, as well as Brian Engle with Rettew Associates.

Mr. McAneny said these two lots were the last ones remaining from the existing Hartwood Estates development. He said they are isolated from the rest of the development. They are proposing to build Single Family Dwellings on each of the 16 lots. The access into the new plan will be off of Mallard Drive. He showed a Power Point presentation of the proposed new development. He said the area is very wooded. He said they plan to build high-end, custom built homes. They will range in the price of $700,000 - $800,000. Mr. McAneny said he and his partner, Eric Nichols, own Foxlane Homes. He gave a summary about his company and other developments they have built. He said they plan to not only be the developer but also the builder of the homes. Mr. Curti said he and Mr. Slagle had Advisory Meetings with them. The original proposal was for 19 lots. However, they were going to ask for a waiver on the side yard setback, so they reduced the number of homes to 16. Mr. Rouggie said the terrain at the entrance of the plan is very rough. Mr. Engle said there is also an existing culvert there. They plan to re-align this area to make it more accessible.

Mr. Slagle prepared a review letter dated July 26, 2021. He said Hartwood Estates was built back in 1988, but these two lots were never developed. He also said that the plan being presented tonight is for tentative approval only. Mr. Slagle reviewed a variety of items in his letter. He asked if there are any natural and/or artificial features not shown on the plans. Mr. Engle said no. He also said they did a Field Survey of the area. Mr. Slagle asked about the management and organization planned for the open space and the stormwater detention facilities. Mr. Engle said he felt their plan will fall under the existing Homeowner's Association for Hartwood Estates. However, Mr. McAneny said their lawyer is checking into this. It is unsure if the HOA for Hartwood Estates still exists. He said if one does not, they will form a new one for their Development, if needed. Mr. Slagle asked who will eventually own the Detention Basin. Mr. Engle said they plan on turning it over to the Township.

Mr. Slagle continued reviewing his letter. He asked about the location of off-street parking. He said the Developer requested a ***waiver*** on the front yard setback to be reduced to 12 ½ ' instead of the 25' that is in the Township Ordinance. Mr. Engle said each home will have a two car garage and a driveway. He said this waiver is being requested due to the steep slopes within the plan. He said by having smaller front yards, they will be able to have larger back yards.

Mr. Slagle asked where the nearest residence is located. Mr. Curti said a home currently owned by Ms. Peluso, who lives on Mallard Drive in Hartwood Estates, approximately 200' away. Mr. Slagle asked if a phasing schedule is planned. Mr. Engel said no; it will be done in one phase. Mr. Slagle said the plan needs to be reviewed by the Allegheny County Department of Economic Development. Mr. Curti

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said electronic and hard copies of the plan were submitted to them by his office for review on July 15, 2021.

Mr. Engle said the Developer will own and control the site. Mr. Slagle said a Traffic Impact Fee of $1,637/dwelling unit will need to be paid by the Developer. Mr. Slagle asked if they would consider changing the name of the proposed plan; he said there are a number of plans and businesses in the area that have the name “fox” and “hartwood” in them. He said since the roads in Hartwood Estates are all named for ducks, perhaps they could take that idea into consideration. Mr. McAneny said they would consider this.

Mr. Slagle said a 24' wide public street will need to be provided. He also said during final approval, a Geotechnical Report will need to be submitted and a geotechnical engineer will need to be on-site during construction of the plan. Mr. Slagle said the Developer must establish a Special Purpose Stormwater Management Fund in the amount of $16,000/detention basin. Mr. Slagle read through other items in his letter that will be addressed during Final approval. He said a Tree Study will need to be done. Also, a letter from the local Fire Chief needs provided approving the location of the proposed fire hydrants. Mr. Slagle said there are a number of third-party items that will need to be addressed at a later date. Mr. Slagle said the Developer must either provide recreational facilities, or pay the Township a Recreation Fee of $750.00 per unit. Mr. McAneny said they are leaning towards paying the Recreational Fee, but are considering having some walking pathways throughout the development. Mr. Slagle said when Final approval is received, the Developer will be required to enter into an acceptible Developer’s Agreement with the Township and post all appropriate bonds.

Mr. Engle said their Tree Study will follow the new Township’s SALDO. Mr. Curti said the only waiver the developer is requesting at this time is reducing the front yard setback from 25' to 12 ½’. Mr. McAneny said the trend they have seen is that people tend to like to have smaller front yards and larger rear yards. Mr. Curti asked if he felt the homes would be too close to the road. Mr. McAneny said he does not think so; he said a lot of the newer homes are being built like this. It will also help to limit land disturbance. Mr. Curti asked if their waiver is granted if they still plan to plant street trees. Mr. McAneny said yes, but probably smaller types. Mr. Taylor asked how many streets will be in the plan. Mr. Engle said only one and they propose to possibly have cul-de-sacs built within the plan. Mr. Taylor said he has concerns about winter maintenance. Mr. Taylor asked about the wetlands that are shown on the plans. Mr. Engle said they plan to re-locate them to another area. Mr. Taylor said he would like to see sidewalks built within the development. Mr. Engle said they like having the PRD concept; he said they can have smaller lots with more open space. Mr. Taylor asked if the Developer feels the Development is consistent with the SALDO and the fit of the Development within the current neighborhood. He said he does not feel it is a consistent fit with the existing Hartwood Estates plan. Mr. McAneny said he feels this new development will be like its own “separate” community within an existing plan. Also, he said sidewalks can be problematic. Mr. Taylor said he feels sidewalks will help kids stay off the street when walking to get school busses. Mr. Curti said they could make the end of the road wider for vehicles with kids waiting for the school bus. Mr. McAneny said he is not sure if they will be required to have “cluster” mailboxes.

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Mr. Rouggie asked if there were any comments from the audience. Amy Giammattei of 224 Ridgehaven Lane said it appears like the plan is close to the nearby creek. She also asked if the open space will be viable. She said the slopes are steep in that area. The Developers pointed out the different areas she is concerned about within the plan on a map. Mr. Curti said there is a lot of open space; it does not need to be flat. It just cannot be built upon.

Jonathan Spatz of 436 Church Lane asked why they don't keep the larger front yards. He said it would give them more of a setback from the street and be more like the existing Hartwood Estates plan. Mr. McAneny showed him the layout of some other homes they built and he said they found people do not seem to want large yards anymore. They prefer yards with less maintenance. Mr. McAneny said over 52% of the site will remain undisturbed, which is twice what the Township Ordinance requires. Mr. Spatz disagreed and said he thinks people would like larger yards to be able to do gardening and such.

Mr. Slagle said the Developer is proposing a PRD instead of a multi-subdivision due to the rugged nature of the land, steep slopes, streams, etc. With a PRD, they can preserve much more of the area. He said as far as open space, he said if the developer chose to have parks there, in lieu of paying the Recreational Fee, the Township would eventually become liable for their maintenance. He said this money could be used elsewhere to build parks that all residents can enjoy. Mr. Slagle said in this Zoning area, in a PRD, they are permitted to build two lots for every acre. He said they are proposing a lot fewer homes. Plus, these custom built homes are geared for a specific clientele and provide buyers with the ability to choose exactly what they are looking for in a new home. Mr. Slagle said he likes the idea of some walking trails being added too. He said he does not feel there is a need for sidewalks in this plan. Mr. Curti asked if they plan to provide an easier access to the detention basin. He said right now, it is very steep. Mr. Slagle said he would like them to provide an easement.

Ms. Giammattei asked if people from the Rachel Carson Trail had contacted them about extending the Trail through the development. The Developer's said they have not. Township Supervisor Sarah Hertweck, who was in the audience, offered to give the developer information on contacting them.

Jon Neumann of 222 Chatham Lane asked if any solar options are being proposed for the homes. He said energy efficiency should be considered, and environmentally friendly options should be taken into consideration. Mr. McAneny said there are many options available that can be put into a custom built home to make it energy efficient, and explained various ideas. Mr. Neumann asked if they plan to allow solar panels to be used in the development. Mr. McAneny said yes; these various items will be considered on a case-by-case basis. He reminded the audience they are keeping the environment intact by preserving a lot of the existing trees. Mr. Spatz said he feels different insulation should be used in the homes.

Mr. Slagle reminded everyone that tonight's plan is ONLY for "tentative" approval of the overall plan so they can see what the developer is proposing. A lot more items will be covered when it comes in for final approval. He also said since it is being applied for

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as a PRD, a Public Hearing will be held in the future which gives people a chance to talk about what they would like to see within the development. Chris Capone of 3606 Windsor Court said he is amazed by the proposed setbacks in the plan. He said setbacks are 40' in nearby Hartwood Estates. He also does not feel a waiver should be made to make the front yards smaller. He feels it limits the ability to plant trees in a yard. Mr. Curti reminded him that street trees can be planted within the road right-of-way. Mr. Capone asked what percent of the property needs to be cleared for the development. He said until an official Tree Study is performed, this number cannot be determined. Mr. Slagle said by doing a PRD instead of a multi-subdivision it makes the plan unique. Mr. Capone said he feels skeptical that the Developer can abide by the Township Ordinances. He also questioned about the entrance of the plan not being off of a "collector street". Mr. Slagle said it is; the entrance will be off Mallard Drive, which is a collector street between Saxonburg Boulevard and Harts Run Road.

Mr. Rouggie made a motion, seconded by Mr. Miller, recommending "Tentative Approval" of the FOXLANE AT HARTWOOD PRD be approved with the condition that the outstanding items in the Engineer's review letter dated July 26, 2021 are addressed. He also added that they recommend approval of the WAIVER of the front yard set back from 25' to 12 ½'.

Motion carried three to one, with Mr. Taylor casting a negative vote.

NEW BUSINESS

AMENDED SALDO BASED ON TOWNSHIP RESIDENT'S/PLANNING COMMISSION MEMBERS COMMENTS

Mr. Slagle gave an overview of what was being done to make this amendment to the newly adopted SALDO. He said meetings were held between himself, Mr. Curti, and the Solicitor. He said a copy of the amendment was given to the Planning Commission for their review and comment as well. Mr. Curti said comments from various residents were also considered. Mr. Curti said Mr. Taylor also submitted an email on June 9, 2021 with quite of few suggestions and changes. Mr. Curti said Mr. Taylor was the only Planning Commission Member that submitted comments on the amendment to the SALDO.

Mr. Taylor read to the audience the suggestions he submitted. Comments were held on various items. Mr. Taylor said he had concerns with the buffer areas. He was told due to the terrain of the land in various areas of the Township, and a need to have areas to build, the percentage of buffer was changed. Mr. Rouggie asked Solicitor Janocsko if she felt they were being too prohibitive with some of the changes. She said no; the Planning Commission needs to submit their ideas and concerns.

Mr. Taylor continued reading through the "red-lined" changes within the document. Various discussions were held about what should be kept and what should be changed. There were discussions about trees, sidewalks, street lights, etc. It was also discussed when the terms "may" or "shall" be used throughout the document.

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Mr. Curti thanked Mr. Taylor for his suggestions. He said some were used, and some were not. All of Mr. Taylor's grammar suggestions were corrected. Mr. Curti said they do not want to stop all development within the Township. Mr. McAneny, the owner and builder for Foxlane Homes, said he has seen municipalities go way too restrictive with their requirements. He agreed that it does deter developers from wanting to build in certain communities.

Commission Members agreed the latest amended "draft" of the SALDO should be given to the Board of Supervisors for their consideration. It was suggested the Board be asked to review the "draft" and submit comments and revisions by its September 14, 2021 regular meeting.

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 May 26, 2021 regular meeting.

ADJOURNMENT

Mr. Taylor made a motion, seconded by Ms. Lachina, to adjourn the July 28, 2021, Planning Commission Regular Meeting. Motion carried unanimously.

The meeting was adjourned at 7:57 p.m.

Jacquelyn A. Rouggie, Recording Secretary

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