TOWNSHIP OF INDIANA

PLANNING COMMISSION

JUNE 24, 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", while audience members could attend the meeting by phone. This meeting was recorded on audio cassette.

APPROVED

ROLL CALL

The roll was called and Planning Commission Members present were David Geahry, Lisa Lachina, Pat Miller, Michael Rouggie, and Daniel Taylor. 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 MAY 27, 2020

Mr. Miller made a motion, seconded by Mr. Taylor, to approve the May 27, 2020, Regular Meeting Minutes as presented. Motion carried unanimously.

DEVELOPMENT PROPOSALS

CHISHOLM SINGER PLAN - SUBDIVISION (Lot Line Revision)

Commission Members were 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 south of 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 Robyn Brady from Hampton Technical Associates emailed him revised plans earlier today, addressing most of the items in his review letter dated June 15, 2020. Mr. Slagle said this property has been subdivided six times: 1956, 1988, 1992, 1999, 2012, and 2017. He said the one in 2017 was called the "Singer Tuma Subdivision Plan" and included easements on the property. However, he said it was never recorded by the Owners' with the County. Mr. Slagle said he found out that a "Cross Easement Agreement" was done which excluded key access easements in 2014. Mr. Slagle said when he looked into the "Singer Tuma Subdivision Plan" that easements and rights-of-way were missing; he said this was how he found out that Plan was never recorded with the County and thus caused a lot of confusion with the first set of plans that were submitted for the Chisholm Singer Plan that is being presented now.

Mr. Slagle said the review letter needs submitted from the Allegheny County Department of Economic Development; Mr. Curti said both a hard copy and digital version were sent to them from his office on June 5, 2020. Mr. Slagle also said that the existing Lot 2 (Holden-Singer Plan) will be landlocked as a result of the proposed subdivision. He said access to a public or private street system needs provided by extending the existing 30' Access Easement to Edgehill Drive.

Mr. Slagle recommended the Planning Commission table the plan at this point. Mr. Singer said the 2017 subdivision was never recorded because he could not get Mr. Tuma to sign off on that plan. Mr. Singer said because of this they created an Easement Agreement. Mr. Singer said the Chisholm parcel is a mess and not being maintained. He said he would acquire 2 acres of the parcel and Mr. Chisholm would own the rest. Mr. Slagle said a remedy needs to be figured out due to the Singer Tuma plan never being recorded. Mr. Singer said he thought the "Cross Easement Agreement" he did instead with Mr. Tuma would remedy any easement issues.

Mr. Rouggie was concerned about the number of outstanding items. He was also unhappy that newly revised plans were just submitted to Mr. Slagle earlier today and the Commission had no chance to review them. Mr. Curti agreed and said any revised plans need to be submitted at least one week prior to the Planning Commission meeting. Mr. Curti asked why there was a "jog" in the line subdividing the two lots instead of just a straight line. Mr. Singer said for visual purposes and also so he can utilize it to add to the pasture area for his horses. Mr. Curti asked Mr. Singer if he can see the existing home on the Chisholm property from his house; Mr. Singer said no. He said he can only see it if he is behind his barn. Mr. Singer said Mr. Chisholm has indicated that he may build a new home on the property, and he wants privacy. Mr. Curti said the existing house and barn on the Chisholm parcel is located in Hampton Township; he said only vacant land is located in Indiana Township. Mr. Singer said he has a letter from Hampton Township stating that he does not need to bring the proposed plan before their Planning Commission; they said they will just sign off on the plan once it is approved by Indiana Township.

Mr. Taylor made a motion, seconded by Mr. Geahry, recommending the CHISHOLM SINGER PLAN - SUBDIVISION (Lot Line Revision) be TABLED until the easement and rights-of-way issues can be resolved. Motion carried unanimously.

Mr. Rouggie said he does not like how Applicants are submitting revised plans at the "11th hour", and he is hoping this will be addressed in the new SALDO. Mr. Curti said he agreed and they plan to address this formally in the new Ordinance. Applicants submitting changes at the last minute is frustrating for everyone. Mr. Slagle said since the Planning Commission is only a Recommending Body, by putting this statement in the Ordinance, it will give them something to bind

APPROVED

Applicants to and help to implement this procedure. Mr. Curti said currently plans for a new submittal must be submitted two weeks prior to the Planning Commission meeting to give the Engineer time to review the application. But, he said Applicants usually wait until the last minute and scramble to address the items in the Engineer's letter and submit a new set of plans at the very last minute prior to the Planning Commission Meeting. Everyone agreed this needs to stop.

OLD BUSINESS

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

Mr. Slagle gave a presentation to the Commission Members on the updates that he and Mr. Curti have made to the new Township SALDO. He said the new Ordinance is much more in depth and a lot of updates and changes were made to the existing Ordinance. He said they would like the Planning Commission to review the new SALDO and provide input and changes they would like to see made to the new Ordinance. Mr. Slagle said the Board of Supervisors gave authorization to Mr. Curti and himself to begin updating and creating a new SALDO. Mr. Slagle said that the SALDO currently in affect was adopted in 1980, and had several amendments to it. Mr. Slagle said the Township must follow all of the guidelines in the PA Municipalities Planning Code, which could supercede sections of the Ordinance.

Mr. Slagle then reviewed the newest version the SALDO for the Commission, and highlighted on the many areas that have been changed and updated.

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 27, 2020 regular meeting.

ADJOURNMENT

Mr. Geahry made a motion, seconded by Mr. Miller, to adjourn the June 24, 2020, Planning Commission Regular Meeting. Motion carried unanimously.

The meeting was adjourned at 7:32 p.m.

Jacquelyn A. Rouggie, Recording Secretary

APPROVED