Township of Indiana
Planning Commission

MARCH 22, 2023

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 recorded on audio cassette.

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

MEETING MINUTES OF FEBRUARY 22, 2023

Mr. Taylor made a motion, seconded by Mr. Miller, to approve the Meeting Minutes of February 22, 2023, as presented. Motion carried unanimously.

DEVELOPMENT PROPOSALS

BLUE RUN DEVELOPMENT – PLANNED RESIDENTIAL DEVELOPMENT (PRD) – Final Approval

Commission Members were presented with a plan for FINAL APPROVAL of the Blue Run Development to combine 4 parcels into one tract, totaling 23.69 acres, and then subdividing the property into 47 lots. The parcels are located between Blue Run Road and Bruno Drive. The properties are zoned "MDR" Medium Density Residential. Grant Shiring, with PVE, LLC, and Attorney Hal Coffey with Clark Hill were present, as well as the Applicant and one of the principal owners of Craft General Pittsburgh, Luigi Buordolone.

Grant Shiring, Project Manager, PDE, LLC identified three changes made since the tentative plan approval:

1) addressed a comment from the Planning Commission to show a buffer in a certain area
2) addressed another comment from the Planning Commission to add another parking spot at the cluster mailbox area. The parking spots were changed from parallel to 90-degree parking. Mr. Shiring said there was a comment in Mr. Slagle's letter asking to go back to parallel parking spaces. Mr. Shiring said the change to the 90-degree parking spot was so they could provide an ADA access point.
3) reduced storm water detention ponds from 3 to 1 while meeting the DEP and conservation districts requirements for storm water

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Mr. Slagle went over his review letters dated March 9, 2023. He said the developer submitted their "final" application and plans to the Township on March 2, 2023. The plan exceeds the 10-acre minimum required for a Planned Residential Development (PRD).

Mr. Slagle said he would like to see a copy of the Home Owner's Association Agreement.

Mr. Slagle said the revised geotechnical report was received. He asked Mr. Shiring to confirm that there were no red-bed or landslide prone areas. Mr. Shiring said there were none based on the geotechnical engineer's report.

Mr. Slagle made the following requests to Mr. Shiring to complete the preliminary plan requirements and specifications:

1) to include the zoning types of adjoining properties ~~***in***~~ ***on*** the revised plans
2) to have at least 7 parking spaces near the entrance, and revisit having parallel parking. Mr. Slagle asked Mr. Shiring to contact the school district to get an idea of what they are going to do for bus stop pickup and drop off in the plan.
3) to provide letters from the electric and the telephone company as to their ability to serve the plan. He said that he has letters from the water and sewer authority.
4) revising the verbiage about the utility service lines (Note 11 of Sheet C-700) to say that the road isn't going to be cut once it is paved.

Mr. Slagle made the following requests to Mr. Shiring to complete the final plan requirements and specifications:

1) Mr. Slagle asked Mr. Shiring what improvements will be dedicated to the Township. Mr. Shiring said the roads and sanitary sewers along with storm water pipes conveying public water from the road will be dedicated to the Township. He said if the Township would take over the detention facility, they would dedicate that as well. Mr. Slagle said that he would want the recorded plan with an easement around it made to or in favor of the Township with no property dedicated to the Township.
2) The disclaimer needs to be changed to say the Township does not take any responsibility for any of the environmental features on the site.
3) The cul-de-sac needs to be bigger with a minimum of 80 feet to the gutter line to conform to ordinance.
4) Mr. Slagle stated the drainage facility is going to be discharged into an existing storm sewer that goes across Blue Run Road. He also said a letter was received stating the storm sewer will have the capacity to handle the flows, but he wants the storm sewer to be televised. Mr. Shiring said the developer has requested a bid from a contractor to video and check the status of the storm sewer.
5) Mr. Slagle also requested that Mr. Shiring get a surveyor to check the slope. Mr. Slagle said he also wants to know the diameter and capacity. Mr. Shiring said on the PennDOT plan it did show the size of the pipes and slopes, but it will be confirmed with video as well.

APPROVED

6) The roof collector lines need to be either SDR 35 or Schedule 40. Mr. Shiring said it is noted with the materials on the plan and will add it as an exhibit.
7) The Township will verify the trees ***removed*** prior to being included in the Developer's Agreement for the Conservation/Environmental Fund Fee.
8) Mr. Slagle asked if the plans have been to Deer Creek Drainage Basin Authority (DCDBA) for the sanitary sewer approvals. Mr. Shiring said DCDBA has provided their approval of the previous plan version, and there were some adjustments to a line that is based on storm comments. Mr. Shiring said DCDBA is currently performing their final review. Mr. Slagle said he did not receive anything about the initial review. Mr. Shiring said he could provide an email from the authority manager regarding the initial review.
9) A letter is needed from the Fire Chief regarding all fire hydrant placements.
10) Fees to be covered: Parks and recreational, traffic impact, and stormwater management.

Comments

Mr. Slagle requested the following:

1) Confirm that there are junction boxes on each of the sharp bends.
2) Consider making sewer pipe between CB20 and CB18 plastic instead of reinforced concrete and pushing it out to the berm.
3) Update the crossroad section detail.

Storm Sewer

Mr. Slagle reviewed his storm water management plan review letter dated March 9, 2023, and gave an overview of the items that needed to be taken care of in accordance with the Township's Storm Water Management Ordinance No. 230.

Mr. Miller made a motion, seconded by Mr. Taylor, to recommend that the BLUE RUN DEVELOPMENT – PLANNED RESIDENTIAL DEVELOPMENT (PRD) be APPROVED conditioned upon compliance with the outstanding items in the Engineer's review letters, dated March 9, 2023, for both the PRD and the storm water. These items include:

1) ***Record the approved Subdivision within ninety (90) days after final approval with the Allegheny County Department of Real Estate.***
2) ***Provide a copy of the Homeowners' Association agreement/covenants.***
3) ***Provide a copy of the Final Geotechnical Report indicating the location of any "redbeds" or landslide prone areas.***
4) ***The zoning type of the adjacent properties needs to be put on Sheet C-200 and Sheet 1 of 1 ("Lot Consolidation Plan" sheet) .***

APPROVED

5) ***Revise the parking spaces near the entrance from Blue Run Road to Blueberry Drive for parallel parking ~~to~~ on Blueberry Drive to improve safety.***
6) ***Provide service availability utility letters from the electric and telephone utilities.***
7) ***Eliminate note 11 on Sheet C-700 and replace it with: "All service lines shall be installed prior to paving or shall be bored. No roadway cuts will be allowed."***
8) ***Provide notations as to whether improvements are dedicated or not.***
9) ***Add tabulation regarding the Proposed Use and add the names of the public utilities that will service the plan.***
10) ***Add the statement regarding the Township will not take responsibility for any stormwater runoff or environmental matters, as stated in Section 400.04 (f) in the Township's SALDO.***
11) ***Provide ACCD/PaDEP approval of the NPDES Permit, as well as a planning module approval to connect to the public sewer system prior to starting construction.***
12) ***Revise the cul-de-sac to conform to the Township Ordinance, with a minimum of 80' diameter from gutter line to gutter line.***
13) ***Provide information regarding the Storm Sewers and Drainage facilities, as required in Section 500.05 of the SALDO.***
14) ***The total Conservation and Environmental Fund as calculated by the Developer is $162,870, which will be confirmed prior to construction.***
15) ***Provide sanitary sewer design approval from Deer Creek Drainage Basin Authority.***
16) ***Provide an approval letter from the Fire Chief for the location of all proposed fire hydrants.***
17) ***In lieu of recreational facilities, the Owner shall be required to pay the Township Recreational Fee of $825/unit.***
18) ***A Roadway Impact Fee of $1,686/dwelling unit must be paid.***
19) ***The Owner is required to establish a Special Stormwater Facility Management Fund of $16,000 for the proposed facility to defray the cost of inspection and maintaining it for a period of 10 years.***
20) ***All roof laterals shall be constructed of SD35 or Schedule 40 pipe.***
21) ***Provide junction boxes/inlet at all Storm Sewer junctions, including one near Lot 27.***
22) ***Consider moving the 15" reinforced concrete pipe to the berm between CB20 and CB18, and making it CPP.***
23) ***Add sanitary sewer stubs at SAN 13 & 21 for future sewer service extension.***
24) ***Update the typical roadway cross-section detail, in accordance with the Township's Construction Standard.***
25) ***Extend the clay core to within 1' of the detention basin crest on Sheet C-903.***
26) ***Trash racks must be stainless steel; update the detail on Sheet C-903.***

APPROVED

27) ***Detention Basins must be enclosed by a 6' high, chain-link fence with "Keep Out" signage. Provide details of the fencing and locking mechanisms.***
28) ***Provide ACCD/PADEP approval of the E&S Control Plan/NPDES Permit.***
29) ***Provide the required design capacities, sizes, etc. of the storm sewer crossing Blue Run Road.***
30) ***The Owner shall enter into a Developer's Agreement and post all bonds, escrows, or accounts approved by the Township Solicitor as to form and content, or such other security as may be permitted by the Municipalities Planning Code, in the amount of one hundred and ten percent (110%) of the estimated cost of the infrastructure improvements.***

Motion carried unanimously.

OLD BUSINESS

REVISIONS TO THE PRD SECTION OF THE TOWNSHIP'S ORDINANCE #368

Solicitor Irving explained the revision process to the Township Ordinance

Nettie Owens – 109 Bruno Drive

Ms. Owens was concerned that few people know about the process of the current revisions to the Township's PRD Ordinance.

Mr. Slagle provided a history of PRD's in Indiana Township. He recommended that the Planning Commission use the same methodology as what was used in the past with some tweaks i.e. open-space planning to maintain woodlands and streams by compressing lot size. He reviewed some initial suggestions of proposed changes to Section 400 of the Township's existing PRD ordinance with the goal of not hindering developers but to propose open-space planning.

CORRESPONDENCE

LETTER OF RECOMMENDATION TO B.O.S. (from 02/22/23 meeting)

Each Commission Member received a copy of the Planning Commission's Letter of Recommendation sent to the Board of Supervisors.

ADJOURNMENT

Ms. Lachina made a motion, seconded by Mr. Taylor, to adjourn the March 22, 2023, Planning Commission Regular Meeting. Motion carried unanimously.

The meeting was adjourned at 7:15 p.m.

Jennifer Fulton
For Recording Secretary Jacquelyn Rouggie

APPROVED