TOWNSHIP OF INDIANA

PLANNING COMMISSION

MARCH 23, 2022

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 David Geahry, Lisa Lachina, Patrick Miller, Michael Rouggie, and Daniel Taylor. Also in attendance were Code Enforcement Officer Jeffrey S. Curti *(who arrived at 6:35 pm due to a conflict with another meeting)*, Recording Secretary Jacquelyn Rouggie, Township Engineer Daniel Slagle from Nichols & Slagle Engineering, and Solicitor Gavin Robb from Tucker Arensberg.

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MEETING MINUTES OF FEBRUARY 23, 2022

Mr. Geahry made a motion, seconded by Ms. Lachina, to approve the February 23, 2022, regular meeting minutes as presented. Motion carried unanimously.

DEVELOPMENT PROPOSALS

857 DORSEYVILLE ROAD - SUBDIVISION

Commission Members were presented with a subdivision of a 17.98 acre property into two parcels. The properties are located along Dorseyville Road, just south of its intersection with Rawlins Run Road. The properties are zoned “MDR” Medium Density Residential. Property owners Steven J. and Darlene R. Miloser, along with their Surveyor Gregory Jones from PVE-LLC, were present.

Mr. Jones said they were originally going to subdivide the property into five lots, but to save on costs, are only subdividing it into two lots at this time. He said the Miloser’s plan to reside on Lot #1, where their house is, and one of their sons plan to build a new home on the newly created Lot #2, which is a 3.61 acre parcel.

Mr. Slagle said initially this was going to be a 5-lot subdivision, but during an Advisory Meeting with the owners, it was decided they only need the two lots at this time, which will be much less intense. Mr. Slagle said they are planning to have a 50' right-of-way with a private driveway to access both lots. He said a copy of an executed Maintenance Agreement for the private road needs to be provided. Mr. Taylor asked if they will need to install a fire hydrant. Mr. Slagle said they will not; it is not a requirement for a two lot subdivision.

Mr. Miller made a motion, seconded by Mr. Taylor, recommending the “857 DORSEYVILLE RD- SUBDIVISION” be approved. Motion carried unanimously.

THE COURTYARDS AT HIDDEN FALLS - MULTIPLE SUBDIVISION

Commission Members were once again presented with a plan to combine two parcels into one, totaling 23.7183 acres, and then subdivide the property into 52 lots that will have single family dwelling units. The parcels are located south of the intersection of Harts Run and Dorseyville Roads, along Dorseyville Road. The properties are zoned

"MDR" Medium Density Residential. The Applicant, Brett J. Schultz, Vice President of The Courtyards at Hidden Falls, LP, was present, as well as Attorney Brenda Sebring, with Sebring & Associates, and Mark Lesnick with Hampton Technical Associates.

It was noted that this plan was approved by the Township Zoning Hearing Board before it was presented to the Planning Commission.

Mr. Lesnick submitted a comment letter addressing the issues in the Engineer's letter dated March 17, 2022. Mr. Slagle said updated plans were also submitted by the Applicant. Mr. Slagle gave a brief overview of the history of the properties, and explained how it was initially going to be Phase 2 of the Wilmar Manor plan, which never happened over 25 years ago because the portion in Indiana Township could not tie into the public sewers in Fox Chapel. However, the road infrastructure, utilities, and the stormwater basin were all built so the people living in Phase 1 in Fox Chapel could gain access to their newly built homes.

Mr. Slagle said most of the items in his review letters dated March 17, 2022 have been completed, other than 3rd party items that will be addressed after approval is received. Mr. Slagle said the roads in the plan are currently private; they need to be dedicated to the Township. He said the roads are already constructed to Township Standards. He does not want the Developer to cut into the existing roads during construction.

Mr. Slagle said the plans were sent to the Allegheny County Department of Economic Development from the Code Enforcement Office back on January 11, 2022, but a review letter was never received back and the County's time frame for comment has elapsed. Mr. Slagle said the Applicant provided copies of the original H.O.P. from the County for Dorseyville Road; however, the dates are out of sequence. Mr. Slagle said the existing storm sewer pipes scheduled to be abandoned under the roadway need to be slurry filled and left in place. Mr. Slagle said a tree survey was done, and a Tree Reforestation Fee of $300/displaced tree will need to be paid. Plus, 156 new trees will need to be planted.

Mr. Slagle continued reviewing his letters. He said most items are third party items which will be handled after approval as part of the Developer's Agreement when the Fees/Bonds are posted.

Mr. Rouggie asked if there are already storm sewers installed in the plan; Mr. Slagle said yes. They just need to be tested. Mr. Rouggie asked if the original H.O.P issued by the County will be enough to cover this new plan. Mr. Slagle said he feels it will; this proposal is much less dense than what was being originally proposed.

Mr. Taylor said 15 years ago, sanitary sewers were installed in Middle Road Community Park. He said they drain into the ALCOSAN plant. He asked whose service area will handle the sewage from this plan. He said he recalls when the Park tied into ALCOSAN, a lot of work had to be done. Mr. Lesnick said the sewers for the Courtyards plan will be serviced by Deer Creek Drainage Basin Authority (DCDBA) and flow into the Allegheny Valley Joint Sewage Authority plant. Mr. Slagle said they will need to have an executed Planning Module in place prior to any construction or the

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issuance of any Building permits.

Mr. Taylor asked if lighting restrictions could be added to the Covenants. He also questioned who will be responsible for the maintenance of the Rain Gardens and open space areas. Mr. Lesnick said these items will all be covered in the Developer's Agreement.

Ed Banks of 3697 Saxonburg Boulevard said at a previous meeting, it was mentioned that a pump station was going to be installed. Mr. Slagle said that was for "The Waters Plan", who withdrew their plans. Kevin McKeegan of 10 Pine Creek Drive said DCDBA owns a manhole nearby and asked if the Courtyards plan to tie into it. Mr. Slagle said each individual home will have their own private grinder pump.

Mr. McKeegan asked if the Township plans to take over the streets. Mr. Slagle said yes. He said the Developer will need to bring the streets up to Township Standards. They will also be required to do a 2 ½" overlay, which is more than what is normally required. Mr. McKeegan noted if the streets are taken over, the Township will maintain them, as well as handle snow/ice removal.

Mr. McKeegan questioned the connection to the 2" existing sewer line. Mr. Slagle said it has not yet been designed, but it will be DCDBA's responsibility. Mr. McKeegan asked who will own the force main. Mr. Slagle said probably DCDBA; he said since they will own the sewer lines, this will be up to them, not the Township. Mr. Lesnick said he has been in contact with people from DCDBA regarding the sewage issues.

A discussion was held about the portion of the roads that are in Fox Chapel Borough, and who will take them over and maintain them. Mr. Miller asked if an HOA is in place. Mr. Taylor said he would like the existing homes in the Wilmar Manor Plan join the HOA created by the Courtyards. Mr. Schultz said once the plan is approved, he plans on meeting with the Fox Chapel HOA in order to consolidate the two HOA's into one.

Mr. Taylor made a motion, seconded by Mr. Geahry, recommending APPROVAL of "THE COURTYARDS AT HIDDEN FALLS - MULTIPLE SUBDIVISION", as long as the items in the Engineer's review letters dated March 17, 2022 are addressed. These items include:

1. ***Provide a Final Geotechnical Report. A Geotechnical Engineer must be on site during construction.***
2. ***The entrance road going into plan which is currently privately owned will be dedicated to Township as a public roadway. Furthermore, the final overlay on the roadway must be 2 ½".***
3. ***No asphalt cutting is permitted on the existing roadways for utilities.***
4. ***Provide ACCD/PaDEP approval of NPDES for earth disturbances.***
5. ***Provide proper documentation for the delineation/ protection/ preservation of the existing wetlands.***
6. ***Provide planning module approval from the PaDEP to connect to the public sewer system prior to starting construction.***

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7. ***Verify the dates on the County Highway Occupancy Permit (HOP) for access to Dorseyville Road and confirm the HOP's existence prior to dedication to the Township.***
8. ***The existing storm sewer pipes scheduled to be abandoned in-place under the existing roadway must be slurry filled.***
9. ***A Tree Reforestation Fee of $300/displaced tree must be paid. A Tree Survey was done and calculations were made on the amount of trees. Therefore, 161 trees x $300/tree = $48,300, which needs to be paid to the Township, and 156 new trees will need to be replanted.***
10. ***A letter from the Fire Chief approving the location of the fire hydrants needs provided. Document the location of all existing and proposed fire hydrants on the plan. No hydrants can be further than 500' from each proposed structure.***
11. ***The Township Recreational Fee of $825/dwelling unit will be paid to the Township in lieu of the Developer providing recreational facilities.***
12. ***A Roadway Impact Fee of $1,686/dwelling unit will be paid to the Township.***
13. ***The Developer shall contribute $16,000 to the Special Purpose Stormwater Management Fund for the existing Detention Basin.***
14. ***The final plans must be signed and sealed by a qualified professional.***
15. ***The HOA shall own and maintain all of the open space areas, including the lawn areas located within the public rights-of-way and also the entrance area at the roadway.***
16. ***All roof collector lines must be pressure tested.***
17. ***Covenants regarding the dark sky complaint exterior lighting need to be added to the Developer's Agreement.***
18. ***Provide a 10' wide compacted gravel access road to Rain Garden #1 for maintenance vehicles, not to exceed a 15% slope.***
19. ***Provide a stainless steel trash rack on each outlet structure.***
20. ***The Owner must enter into an acceptible Developer's Agreement approved by the Township Solicitor, and post all applicable bonds.***

Motion carried unanimously.

APPROVED

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 February 23, 2022 regular meeting.

ADJOURNMENT

Ms. Lachina made a motion, seconded by Mr. Miller, to adjourn the March 23, 2022, Planning Commission Regular Meeting. Motion carried unanimously.

The meeting was adjourned at 6:48 p.m.

Jacquelyn A. Rouggie
Recording Secretary