TOWNSHIP OF INDIANA

PLANNING COMMISSION

MARCH 24, 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 Indiana Township Town Hall, with limited individuals physically attending due to Corona Virus Pandemic concerns and the need for "social distancing", with the option of audience members attending 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, Pat Miller, Michael Rouggie, and Daniel Taylor. 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 & Slagle Engineering.

REORGANIZATION MEETING MINUTES OF FEBRUARY 24, 2021

Mr. Taylor made a motion, seconded by Mr. Geahry, to approve the February 24, 2021, reorganization meeting minutes as presented. Motion carried unanimously.

NEW BUSINESS

REQUEST FOR ZONING MAP CHANGE

Board Members were presented with a request for a Zoning Map Change by Richard & Theresa Goeller, Jr. for the parcel they own (known as Lot/Block #619-N-48), consisting of 4.814 acres, which is located at 3422 Saxonburg Boulevard, Pittsburgh, PA 15238. The property is currently zoned "O/C - Office Flex Commercial". They requested it be changed to "LDR - Low Density Residential" like their adjacent parcel (Lot/Block #619-P-275), which is located at 3426 Saxonburg Boulevard, Pittsburgh, PA 15238. The applicants were not present.

Mr. Curti summarized the Goeller's request. He said when the Zoning Map was updated in June, 2007, the owner of the property at that time were Bernadette and Clement Newcamp. Mr. Curti said Mr. Newcamp requested that the lower lot be zoned "O/C" and the upper lot be zoned "LDR". Mr. Slagle presented his review letter dated March 18, 2021 recommending the requested Zoning Map change be made.

Mr. Curti said last year, the Goeller's purchased the lots from the Newcamps, who are Mrs. Goeller's grandparents. The Goeller's wish to have both lots zoned as "LDR", then come in for a subdivision to make the upper lot larger, and build a new single family home on each of the lots; one for themselves and sell the other to one

of their children who also wish to build a new home. Mr. Rouggie asked if there is any problem with changing a lot from "O/C" to "LDR". Mr. Curti said no, especially since they already own the adjacent lot which is already zoned "LDR". Mr. Curti said quite a few of the lots in this area are currently zoned "LDR".

Mr. Taylor said the applicants own both parcels. One is currently zoned "LDR" and the other "O/C". He said it makes sense for them to request that they both be zoned the same, since they are adjacent to each other.

Mr. Taylor made a motion, seconded by Mr. Miller, recommending approval of the Zoning Map Change Request by the Goeller's. Motion carried unanimously.

OTHER BUSINESS

PENNSYLVANIA ASSOCIATION OF TOWNSHIP SUPERVISORS (PSATS) RECENT ARTICLE

Mr. Taylor said he recently received a copy of the monthly PSATS News magazine and he said there was an interesting article about the pros and cons, and recent popularity, of Solar Farms. He said since the Township's Zoning Ordinance does not regulate these, it may be something to consider adding in the future when updating the Zoning Ordinance. Mr. Curti agreed, and said there are quite a number of new things that are being presented to them that are not addressed and need to be added.

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 24, 2021 reorganization meeting.

ADJOURNMENT

Mr. Geahry made a motion, seconded by Mr. Taylor, to adjourn the March 24, 2021, Planning Commission Regular Meeting. Motion carried unanimously.

The meeting was adjourned at 6:12 p.m.

Jacquelyn A. Rouggie, Recording Secretary

APPROVED