TOWNSHIP OF INDIANA

PLANNING COMMISSION

MARCH 27, 2019

A regular meeting of the Indiana Township Planning Commission was called to order at 6:00 p.m. by Chairman Thomas Ceponis with the Pledge of Allegiance. The meeting was recorded on an audio cassette.

The roll was called and Planning Commission members present were Thomas Ceponis, David Geahry, Pat Miller, and Michael Rouggie. Lisa Lachina did not attend. Also in attendance were Code Enforcement Officer Jeffrey S. Curti, Recording Secretary Jacquelyn Rouggie, and Engineer Robert Herring, P.E./Project Manager from Nichols and Slagle Engineering.

APPROVED

REGULAR MEETING MINUTES OF FEBRUARY 27, 2019

Mr. Miller made a motion, seconded by Mr. Rouggie, to approve the February 27, 2019, Regular Meeting Minutes as presented. Motion carried unanimously.

DEVELOPMENT PROPOSALS

REVISED JARG ACRES (ENNIS) PLAN OF LOTS - SIMPLE SUBDIVISION

Commission Members were once again presented with a subdivision plan consisting of one lot (1.4363 acres) into Lot 2A (0.3693 acres) and Lot 2B (1.0670 acres). The subdivision proposes to create two separate lots for an existing two-family dwelling. The property is located on the eastern side of Middle Road, approximately 1.0 mile south of the intersection with Harts Run Road. The property is zoned "MDR" Medium Density Residential. The applicant and property owner Willis Ashton Ennis was present.

Mr. Ennis thanked Mr. Curti and Mrs. Rouggie for their cooperation and assistance. He said Mr. Curti met with him at the property and due to the way the house is structured, there is no way a party-wall can be installed to make it a conforming two-family dwelling. Mr. Ennis said he is now considering different options to subdivide the property. He said he wants to convert an existing 500 square foot building into a livable space so that he can put an addition on his house.

Mr. Ceponis asked what procedure the Planning Commission needs to take at this point. Mr. Curti said when he met with Mr. Ennis to check out the party wall issue, there is a very large log beam in the basement that is supporting the home. He said there is no way a true party-wall can be constructed. Mr. Curti said he and Mr. Ennis have been looking into other options as far as subdividing the property into two lots. Mr. Ennis said he would like to ask for the Planning Commission to recommend denial of his plan at this point because of the issue with the party-wall.

Mr. Herring did not review the Engineer's letter of recommendation dated March 22, 2019. Mr. Ennis said he understands that his proposal as submitted will not work. Mr. Herring reminded him that only one structure is permitted per lot, but "Lving Quarters in an Accessory Structure" is a Special Exception Use in this Zoning District. It cannot be rented out, but it can be used for family members, etc.. Mr. Ennis said that is what his end goal is; he wants to create a place for a family members to stay.

A discussion was held regarding various options that Mr. Ennis could do, and then re-submit new plans. Mr. Herring said there is public sewage available on both Middle Road and Hiawatha Drive. However, Mr. Herring requested topographic information be included on the re-submittal to evaluate public sewer service options. He said the Township discourages using grinder pumps. Mr. Curti agreed it would be hard to use gravity feed for the sewage.

Mr. Miller made a motion, seconded by Mr. Geahry, recommending the REVISED JARG ACRES (ENNIS) PLAN OF LOTS - SIMPLE SUBDIVISION be denied as per the request of the applicant due to the non-conforming party-wall.

Motion carried unanimously.

HORVITZ PLAN NO. 2 - SUBDIVISION

Commission Members were presented with a revised subdivision plan consisting of the subdivision of Lot 38 (7.05 acres) and Lot 169 (20.56 acres) into Lot 1 (21.581 acres), Lot 2 (3.001 acres), and Lot 3 (3.003 acres). The property is located on the southern side of Church Lane, approximately 0.3 miles north of the intersection with Saxonburg Blvd. The property is zoned "AG" Agricultural. The Applicant and property owner Morris Horvitz was present. Brian Almeter from Fahringer, McCarty, Grey, Inc. was also present to represent the applicants.

Mr. Almeter said they addressed the items in the Engineer's letter dated February 22, 2019. Mr. Herring reviewed the Engineer's latest review letter dated March 22, 2019. He asked that the cartway location for Church Lane be added to the plans. Mr. Herring asked if Mr. Curti had received a comment letter back from the Allegheny County Department of Economic Development; Mr. Curti said a letter has not yet been received. Mr. Herring said the final set of plans must be signed and sealed by a qualified professional.

Mr. Herring said because this property is zoned "AG" and is surrounded by "VR" and "LDR" zoned properties, the developer was asked to comply with the buffer, as required by the Township's zoning ordinance, between properties. Mr. Herring said the Township Solicitor was consulted about this, and the Solicitor said this is a zoning issue since this is just a subdivision, and the buffer issue will be addressed

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if a Building Permit is applied for. He said the buffer does not need to be placed on the recorded plan.

Mr. Ceponis asked what the intent of the subdivision is. Mr. Almeter said they wanted to make a 3-acre lot around the existing home, and create a third new lot (Lot #3) which is currently vacant land and may be sold.

Mr. Curti said when this plan was submitted to the Planning Commission at its February 27th meeting, it was supposed to be a 4 lot subdivision. He said the morning of the meeting, the developer changed his mind and made it into a 3 lot subdivision. No revised plans were submitted to either the Township or Engineer before that morning, and the Engineer's letter was completely based on a 4 lot subdivision. Mr. Curti said it was EXTREMELY hard for Mrs. Rouggie, the Recording Secretary to attempt to take minutes at that meeting when the Engineer's letter was nothing like the plans the developer submitted for a 4 lot subdivision and it was very hard to follow what the intent of the plans were now. He commended Mrs. Rouggie for being able to do the minutes by trying to follow the last minute plans that were submitted and never reviewed by the Engineers or the Planning Commission. He said when a major change such as this is made at the last minute, Mr. Curti feels the Planning Submission should immediately deny the plan until there is time for everyone to review the new submittal. Mr. Ceponis agreed; he said he only found about the major change of the 4 lot subdivision being reduced to a 3 lot subdivision about 15 minutes prior to the February meeting, and found it very confusing to follow as well. The other Commission Members agreed. Denial will be made immediately and the plan will not be addressed in the future if a major change is made at the last minute.

Mr. Geahry made a motion, seconded by Mr. Miller, recommending the HORVITZ PLAN NO. 2 - SUBDIVISION be approved with the condition that the outstanding items in the Engineer's review letter dated March 22, 2019 be addressed. The outstanding items are:

1. ***Provide the location of Church Lane on the plan.***
2. ***Comply with any comments from the Allegheny County Department of Economic Development, upon receipt.***
3. ***The final set of plans must be sealed and signed by an engineer, surveyor, or other qualified person who prepared them.***

Motion carried unanimously.

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OLD BUSINESS

"DRAFT" OIL & GAS ORDINANCE UPDATE

Mr. Ceponis asked why this Ordinance is coming back to them again for their review. Mr. Curti said Supervisor Daniel Taylor had comments he asked to be considered to be incorporated into the last version the Planning Commission had reviewed and recommended approval of. Mr. Curti read the suggestions made by Supervisor Taylor, and said some of his comments had been inserted and some had not.

Mr. Curti said since some changes had been made, the Township Solicitor said the Planning Commission needed to review the latest "draft" Ordinance and make a recommendation. He said a Public Hearing is scheduled for May 14, 2019 at 6:00 pm prior to the regular Board of Supervisor's meeting for public comment on the Ordinance amendments.

Mr. Miller made a motion, seconded by Mr. Geahry, to recommend approval of the "re-drafted" version of the Oil & Gas Ordinance.

Motion carried unanimously.

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 27, 2019 regular meeting.

ADJOURNMENT

Mr. Rouggie made a motion, seconded by Mr. Geahry, to adjourn the March 27, 2019, Planning Commission Regular Meeting. Motion carried unanimously.

The meeting was adjourned at 6:25 p.m.

Jacquelyn A. Rouggie, Recording Secretary

APPROVED