TOWNSHIP OF INDIANA

PLANNING COMMISSION

MAY 22, 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, Lisa Lachina, Pat Miller, and Michael Rouggie. Also in attendance were Code Enforcement Officer Jeffrey S. Curti, Recording Secretary Jacquelyn Rouggie, Township Engineer Daniel Slagle from Nichols and Slagle Engineering, and Solicitor Gavin Robb.

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REGULAR MEETING MINUTES OF APRIL 24, 2019

Mr. Rouggie made a motion, seconded by Ms. Lachina, to approve the April 24, 2019, Regular Meeting Minutes as presented. Motion carried unanimously.

DEVELOPMENT PROPOSALS

MASCI PLAN OF LOTS - SIMPLE SUBDIVISION

Commission Members were presented with a subdivision plan consisting of a 54.2041 acre lot into Lot 1 (37.5606 acres), Lot 2 (13.4977 acres) and Lot 3 (3.9151 acres). The property is located on the eastern side of Indianola Road, approximately 1.0 mile east of the intersection with Dorseyville Road. The property is zoned "LDR" Medium Density Residential. Mark Schmidt from Hampton Technical Associates represented the applicant Ashley Masci Munsch, who was also present.

Mr. Schmidt said since the first plans were submitted and the Engineer did his review letter, dated May 8, 2019, a new set of plans were done. However, they were only completed just prior to tonight's meeting. Commission Members only had the original plans and Mr. Slagle's letter dated May 8, 2019. Mr. Slagle said he did not receive a copy of these revised plans in his office; Mr. Curti agreed that none were submitted to the Code Enforcement Office either prior to tonight's meeting. Mr. Schmidt said a new driveway is not being created; they plan to use the driveway that already exists on the main parcel.

Mr. Slagle started to review his letter dated May 8, 2019, but Mr. Schmidt said most of the items have already been taken care of in his updated plans, but nobody had seen them yet.

Planning Commission Members decided it was unproductive to continue reviewing the Engineer's letter dated May 8th until everyone receives copies of the newly updated plans for review.

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Mr. Miller made a motion, seconded by Mr. Geahry, recommending the MASCI PLAN OF LOTS - SIMPLE SUBDIVISION be tabled until they have a chance to review the new plans that were created as a result of the Engineer's review letter dated May 8, 2019.

Motion carried unanimously.

RICHMONT ESTATES - PLANNED RESIDENTIAL DEVELOPMENT (PRD) - FINAL APPROVAL (Phases 1 & 2)

Commission Members were once again presented with a final approval request for a development known as Richmont Estates. This PRD consists of the development of Parcel 726-L-322 (12.7 acres) and a majority of Parcel 726-L-312 (21.2 acres) into 53 lots. The PRD is comprised of 44 single-family houses and 9 townhouse structures (50 dwelling units), for a total of 94 dwelling units. The property is located off of Rich Hill Road, approximately 0.4 miles north of the intersection with Jacoby Road. The property is zoned "MDR" Medium Density Residential. Steven Victor, with Victor-Wetzel Associates, was present to represent the applicant, Richmont Estates LP.

Mr. Victor said they were tabled at the April 24, 2019 Planning Commission Meeting because reforestation issues needed to be clarified by the Township Solicitor, and there was a lot of outstanding items in the Engineer's review letters dated April 18, 2019 that needed to be addressed. Mr. Slagle said since the last Planning Commission Meeting, new, updated plans were submitted and most of the items were addressed.

Mr. Slagle reviewed his letter dated May 14, 2019. He said the Developer needs to provide an in-kind contribution to the Township in the amount of $31,986 for the storm sewer extensions along Jacoby Road. Mr. Victor said the Developer is fine with paying this. Mr. Slagle said the Developer needs to comply with any comments received from the Allegheny County Department of Economic Development; a copy of the plans were sent to them from the Code Enforcement Office back on August 16, 2018. Mr. Victor reminded Mr. Slagle that by law, the ACDED has 30 days to review them, or they do not have to be considered.

Mr. Slagle said no more than 25% of slope areas with existing grades between 25-40% shall be stripped of vegetation or disturbed. He said the applicant received a ***waiver*** from the Board of Supervisors of this provision to a 33% disturbance area during tentative approval. Mr. Slagle said a Final Geotechnical Report must be provided during the final approval, cut/fill must be installed under Geotechnical Engineer's Supervision and a professional certification must be provided at the conclusion of the project certifying compliance with the Geotechnical Report prior to the release of any bonds. Mr. Slagle said a 90 degree intersection is only permitted at the junction of public streets. He said the Developer received a ***waiver***

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on this from the Board of Supervisors during tentative approval of the horizontal radius requirements by providing a 90 degree bend. Mr. Slagle said approval is needed from Allegheny Valley Joint Sewer Authority and Deer Creek Drainage Basin Authority for the proposed sanitary sewer design and any tapping fees involved need to be paid during the execution of the Developer's Agreement. Mr. Victor said this is fine.

Mr. Slagle continued with his review letter. He said the required replacement of trees being removed and replanted is three replacement trees for each tree that is removed. He said the Developer received a ***waiver*** from the Board of Supervisors on this during tentative approval. They plan to plant 884 trees. Mr. Victor said the builder will do the reforestation of the trees when the homes are built. Mr. Slagle asked who will replace the trees if they die, removed, etc. Mr. Slagle asked if the trees to be planted will be done when the sidewalks are constructed. Mr. Victor said yes. Mr. Slagle said he feels a bond needs to be posted to ensure the new trees will be kept in place by the new homeowners of each house. Mr. Victor said the builder, Ryan Homes, will work with the homeowners and provide them with a landscape choice when they pick out their new home design. Mr. Slagle asked if the trees will be checked before an Occupancy Permit is issued; Mr. Curti said yes. Mr. Slagle questioned what will happen if years later, after the homes are built, if something happens to the trees. Mr. Victor said in the past, he sees that Homeowners usually plant additional trees and shrubs. Mr. Robb said the Township cannot ensure on a long-term basis that the trees are kept exactly how they are planted. He said the Township can only enforce what is planted is in accordance to the landscaping plan when the homes are first built. He said it is not legal to make the Township continue to check the trees for years later. Mr. Victor said the tree numbers may change as years go on. Mr. Slagle said he would like verbiage put in the HOA to ensure the trees stay as they are planted. Mr. Victor said this could be done in the HOA Agreement.

Mr. Slagle said the reinforced concrete pipe for all street crossings have been revised as requested. He said all homes must discharge into a roof collector system and all lines shall be schedule 40 PVC or SDR 35, and tested to ensure watertight joints. He added that corrugated plastic pipe is not permitted. Mr. Victor said the "Roof Connection Detail" has been revised to include the pipe material requirements.

Mr. Slagle said if any material is hauled to/from the site, a roadway bond will need to be posted. He said a General Permit for the proposed filling activities in the upper reaches of Stream WC-2 and WC-3 needs provided. Mr. Slagle said a sustainable/viable Homeowner's Association Agreement needs to be executed and recorded prior to final acceptance by the Township. Mr. Slagle said the Applicant needs to pay the Township Roadway Impact Fee of $1,140 per dwelling unit, as well as the Township Recreational Fee of $750 per unit in lieu of providing recreational

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facilities. Mr. Slagle said the Owner will need to enter into an acceptable Developer's Agreement as prepared by the Township Solicitor and post all required bonds.

Mr. Slagle said a Stormwater Management Review letter was also prepared, dated May 14, 2019, and submitted to the Developer. Mr. Victor said a response letter was prepared by Hampton Technical Associates addressing the items in the Engineer's letter. Mr. Slagle said a minimum 2-feet of freeboard between the inlet crest and emergency spillway needs to be provided. He said the Owner is required to record an Operation and Maintenance (O & M) Agreement. He said a note needs to be provided stating the HOA shall own the Detention Basins and the O & M will be done by the Township. Language needs to be put in the Developer's Agreement and/or HOA giving the Township unlimited access to the Detention Basins. He also said the Owner must establish a Special Stormwater Facility Management Fund of $16,000 per Basin for the cost of inspecting and maintaining the facilities for a period of 10 years.

Karen Knutson of 6 Edgehill Drive, asked if there have been any changes made to the Planting Plan since tentative approval was received. Mr. Slagle said no; it is the same Plan. Ms. Knutson said she previously supplied information about Cleveland Pear trees and how they negatively affect the environment. Mr. Victor said he will look into it. Ms. Knutson said it appears they now are using shrubs in their tree count as well. She asked if there will be another Public Hearing held for the Plan. Mr. Robb said there will not. Ms. Knutson asked Commission Member if they felt they are doing a good job to protect the trees. Ms. Knutson mentioned findings about tree removal statistics in Allegheny County and said Indiana was ranked at #10. Mr. Curti said Indiana Township is rural and already has a lot of trees throughout the Township. He also said there are a lot of areas that can be developed in the Township. He said the Township's SALDO is very old, and needs to be updated, especially regarding trees and replacement. Mr. Slagle said the Township probably ranked #10 because of Timbering Permits, not Developments. He said about 2-3 Timbering Permits are issued each year. He said the tree removal statistics are not due to Development issues. He said the last Development that happened in the Township was about 12 years ago. He said Ms. Knutson's number is not relative to Developments. Ms. Knutson questioned the Cove Run Road relocation and the amount of trees that were removed for that project. Mr. Slagle said Cove Run Road was designed/constructed in accordance with Township roadway standards in order to make the road less steep and safer for use. Ms. Knutson said she wants the Planning Commission to tell her they are comfortable with the reforestation being done in the Richmont Plan; she said she feels the Members should reconsider what is being proposed. Mr. Ceponis said he feels the Members all agree that they do their best to save as many trees as they can and keep a decent reforestation. Mr. Victor said since the first Richmont plans were submitted, a lot of changes have been made to the reforestation plan, including using larger caliper trees, more shrubbery, etc. as needed.

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Mr. Rouggie made a motion, seconded by Mr. Geahry, recommending the RICHMONT ESTATES - PLANNED RESIDENTIAL DEVELOPMENT - (PRD) - Final Approval (Phases 1 & 2) be approved with the condition that the outstanding items in the Engineer's review letters dated May 14, 2019 be addressed. The plan was approved with the following conditions:

1. ***Provide in-kind contribution to the Township for the existing utilities along Jacoby Road in the amount of $31,986.***
2. ***Comply with the comment letter of the revised PRD from the Allegheny County Department of Economic Development. The plan was sent to them for review back on August 16, 2018.***
3. ***No more than 25% of slope areas with existing grades between 25-40% shall be stripped of vegetation or disturbed. The Applicant is received a waiver from this provision to a 33% disturbance area.***
4. ***A Final Geotechnical Report must be provided during the final approval, cut/fill installed under Geotechnical Engineer's Supervision and a professional certification provided at the conclusion of the project certifying compliance with the Geotechnical Report and prior to the release of any bonds.***
5. ***A 90 degree intersection is only permitted at the junction of public streets. The Applicant received a waiver of the horizontal radius requirements by providing a 90-degree bend.***
6. ***Provide approval from Allegheny Valley Joint Sewer Authority and Deer Creek Drainage Basin Authority for the proposed sanitary sewer design and pay any tapping fees involved during execution of the Developer's Agreement.***
7. ***The required replacement of trees being removed and replanted. The applicant received a waiver on the required density of the tree replacement. The Ordinance requires for every tree removed, that three be replanted.***
8. ***All homes must discharge into a roof collector system and all lines shall be schedule 40 PVC or SDR 35 and tested to ensure watertight joints; corrugated plastic pipe is not permitted.***
9. ***If any material is hauled to/from the site, a roadway bond will be needed.***
10. ***A General Permit for the proposed filling activities in the upper reaches of Stream WC-2 and WC-3 needs provided.***
11. ***Provide executed/recorded proof of a sustainable/viable Homeowner's Association prior to final acceptance by the Township.***
12. ***The Applicant needs to pay the Township Roadway Impact Fee of $1,140 per dwelling unit, as well as the Township Recreational Fee of $750 per unit in lieu of providing recreational facilities.***
13. ***The Owner will need to enter into an acceptable Developer's Agreement and post all required bonds.***
14. ***Provide minimum 2-feet of freeboard between the inlet crest and emergency spillway.***

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15. ***The property owner shall be required to record an O & M Agreement.***
16. ***Provide a note that an HOA shall own the Detention Basins which shall be O & M by the Township. Provide language in the Developer's Agreement and/or HOA regarding uninhibited Township access.***
17. ***The Owner must establish a Special Stormwater Facility Management Fund of $16,000/basin for the cost of inspection and maintaining the facility for a period of 10 years.***

Motion carried unanimously.

THE WATERS - PLANNED RESIDENTIAL DEVELOPMENT (PRD) - TENTATIVE APPROVAL (Senior Living)

Commission Members were once again presented with a Planned Residential Development (PRD) consisting of the consolidation and development of Parcel Nos. 524-M-87 (1.251 acres), 524-M-83 (22.4970 acres) and 437-D-50 (0.352 acres) into one lot consisting of one (1) 179 unit, age-restricted multi-family complex and 14 cottage style duplexes (containing 28 units). The property is located on the east side of Dorseyville Road, approximately 0.3 miles south of the intersection with Harts Run Road. The property is zoned "MDR" Medium Density Residential. Attorney Kevin McKeegan with Meyer, Unkovic, & Scott LLP, and Project Manager Grant Shiring with PVE Engineering, were present, along with Senior Developer Paul Maenner from The Waters Senior Living Holdings, LLC, who is the applicant.

Mr. Robb said The Waters is asking for "tentative" approval only at tonight's meeting. He also explained to the audience that the Planning Commission is a recommending body only; they review plans that are submitted and then make a recommendation to the Board of Supervisors. The Board then makes the decision to approve, deny, or table the plan. Mr. Robb said the representatives for the plan will first do a presentation of their proposal. Then, the Engineer will review his letter outlining items that need to be addressed. The Planning Commission may ask questions during this time period. Mr. Robb said after this, the Public can comment on the plan. Each person is given a five-minute time period to speak.

Mr. McKeegan showed a Power Point presentation of the plan. He said the plan was originally presented to the Planning Commission back in November of 2018. The Planning Commission recommended tabling the plan at that time. Mr. McKeegan said the applicant and various people involved with The Waters met with the property owners currently living in the existing, adjacent Hidden Falls plan to discuss their concerns. They also had meetings with representatives from the nearby Beechwood Farms Nature Reserve. Mr. McKeegan said as a courtesy, they also gave a copy of their Stormwater Management Plan to the Borough of Fox Chapel.

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Mr. McKeegan said this PRD was originally approved and recorded back in 1996, and was known as the Wilmar Manor Plan at that time. However, the portion in Indiana Township never got developed. He said the Waters Plan is basically the same type of plan; it has just been updated and amended. Mr. McKeegan showed pictures of the buildings. He said there will be one large building and (14) cottage-style duplexes. He said The Waters is proposing to have less homes than what was approved for Wilmar Manor. Mr. McKeegan said the applicant is sensitive to the nearby trails, traffic issues, landscaping, etc. He said they are conforming with the 3-to-1 replacement of trees.

Mr. McKeegan introduced the group for the Waters that are present tonight with himself. He said Grant Sheering with PVE, Melissa Southern with Stahl (who did the traffic impact study), and Paul Maenner and Patrick Hunsicker, who are with The Waters, are all in attendance.

Mr. Shiring said the property is 23 acres in size. He showed on the Power Point presentation the areas they plan to protect as conservation areas. He also showed a "bird's eye view" of the site, including the entrance which is currently littered with junk. He said they plan to clear this area of all the debris. He said there will be sidewalks throughout the development. He also said they plan to preserve the existing nearby walking trails. He showed how they plan to reconfigure the parking lot. He showed various images of the buildings, and how they plan to plant trees to screen the area. He said it will be visually appealing. He also showed the two-family homes that are proposed. He said the Township's Zoning Ordinance requires a 25' buffer around the plan; they plan to increase this to 75', which is much larger. Mr. Shiring discussed the Stormwater issues, and said six facilities are proposed. He described how water will be controlled and what type of system they plan to use. He said they are going above and beyond what the Township Ordinance requires. He said there will be 6.5 acres of impervious coverage, which is far less than what was approved for Wilmar Manor. He said they also plan to incorporate rain-gardens within the plan. He said all discharge will be kept away from the existing walking trail, which was one of the major concerns of the residents that use it. Mr. Shiring said they plan to remove existing roads that are not being used. He also showed the Pump Station location and the gravel road leading to it. Mr. Shiring said two ***waivers*** are being requested. One is the two parking spaces per unit. He said a waiver on the trees is also being requested; he said they will impact 11 trees, not 62. They intend to re-plant 470 trees at the site.

Ms. Southern of Stahl Engineering did the Traffic Impact Study. She said the last one that was done for Wilmar Manor was in July, 1994. She said things have changed a lot since that time. The anticipated trips/day for Wilmar was 1,200; the Waters anticipates 720 trips/day, which is considerably less. Peak hour trips will be about 41% less. She said she met with Mr. Slagle to discuss driveways, stop signs, egress and ingress. She said the full Traffic Impact Study is complete. Joe Hackett, who is a landscape architect with Laquatra Bonci, continued with the Power Point presentation. He showed the proposed landscaping plan and said they are going above and beyond what is required.

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He said the topography throughout the plan varies. He said they intend to make it a "bird friendly" environment by using various plants that encourage birds. He said he met with representatives from Beechwood Farms about suggested plantings. He showed the various native PA plants they would like to use. They are planning on having open meadows with grasses and flowers as well. He said they wish for their facility to look like an "extension" of Beechwood Farms. Mr. Ceponis asked what the caliper of replacement trees will be. Mr. Hackett said 2 ½" - 3", and they will cluster them together to enhance the look. Mr. Geahry asked if they will be cutting in the boundary area; Mr. Hackett said they will not. Mr. Ceponis said he's seen the "rain-garden" concept before and that it is very attractive. Mr. Hackett said they are planning to add parking at the front of the plan for people that want to park and then walk the trail. They also plan to create parklet areas that will have benches to sit. Mr. Curti asked where trail walkers park now; Mr. Hackett said in the nearby fire department's lot or at Beechwood Farms.

Mr. Maenner, who represents The Waters, said there are many key facts to consider. He said they wish to be a good neighbor to the existing community. He said they have held meetings with residents living in Hidden Falls Court, Beechwood Forest, and others to listen to their concerns. He said he feels the plan will be a good addition to the community and said there is a need for Senior Living in the area. He feels the plan will increase taxes received by the Township. They will also be cleaning up a property that is currently an eyesore. He said the traffic generated will be minimal. He also feels the extensive Stormwater Plan will help with any existing water issues. He said the landscape plan will be cohesive with Beechwood Farms.

Mr. Slagle said he recently looked over the original Wilmar Manor Plan from 30 years ago. He feels the new Waters Plan is a much better concept. He said since the site was never developed and just left abandoned; this plan will enhance the area. He also said he, as well as others from the Township, have had numerous meetings with the Waters team to discuss their various concepts and ideas.

Mr. Slagle reviewed his letter dated May 16, 2019. He said the proposed senior care facility is planned to be 40.5' tall between the finished first floor elevation and the midpoint of the roof. He said the Township Ordinance permits up to 45', measured from the finished first floor to the highest peak of the roof. He said the details on the plan have been fixed to show this. Mr. Slagle said the owner will be required to pay the Township Roadway Impact Fee of $1,140/dwelling unit. Mr. Slagle said the applicant is requesting a ***waiver*** from the parking requirement minimum in the Township's Zoning Ordinance. However, he feels by allowing this, there will be less impact and also help with the Stormwater Plan. Mr. Slagle said no signs shall be erected or installed without the issuance of a Building Permit. Mr. Slagle described the concept of a PRD, and said due to the topography of the land in Pennsylvania, a PRD can really assist developers with putting their plans together. He said there are (4) wetlands that will be disturbed as a result of the development. They will eventually need PaDEP approval for the proposed wetland impact/mitigation. He said land-hooks need provided to consolidate

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Parcel #437-D-50 into the plan; the parcel is currently landlocked.

Mr. Slagle said the roads will be privately owned. He said a new Homeowners Association will need to be formed to address maintenance of these roads. Mr. McKeegan explained the existing roadway system and easement rights. Mr. Slagle asked who maintains snow, road maintenance, etc. Mr. McKeegan said no formal Homeowners Association was every formed and the current owners, the Hofers, have been taking care of them. Mr. McKeegan agreed a new Homeowner's Association needs to be formed; he said details are being discussed. Mr. Slagle said approval of the proposed subdivision needs reviewed by the Allegheny County Department of Economic Development. Mr. Curti said the plans were mailed to them from his office on November 15, 2018. Mr. Slagle said the consolidation plan consists of 3 properties owned by 2 different entities. He said the certification blocks need to be revised to reflect "The Waters" and a Consolidation Plan needs to be done. Mr. Slagle said a note on the plans needs added regarding environmental matters, in accordance to Section 1266.03(F) of the Township's SALDO.

Mr. Slagle said a Final Geotechnical Report must be provided during final approval, and a Geotechnical engineer must be onside to certify proper cut/fill. He said this will be noted in the Developer's Agreement. Mr. Slagle said approval from the Deer Creek Drainage Basin Authority for the proposed sanitary sewer, pump station, and force main design will be needed. Mr. Slagle said a letter of approval is needed from them. Mr. Slagle said approval is needed from the Fire Chief for the existing/proposed hydrant locations. Mr. Slagle said he reviewed the landscaping plans with the architect and 474 replacement trees are proposed. The location of all concrete monuments need to be placed on the final plans. Construction detail of the roof line collection system will also be needed showing they will be constructed of Schedule 40 or SDR 35, and air-tested to ensure watertight joints.

Mr. Slagle continued with his letter, noting that most of these items will be addressed during FINAL approval. He said if any fill is hauled to or from the site, a roadway bond must be secured. Provide all third-party approvals, such as Allegheny Conservation District, PaDEP, Army Corps of Engineers, etc. Mr. McKeegan said a copy of the H.O.P. for Dorseyville Road has already been issued by Allegheny County. Mr. Slagle said in lieu of recreational facilities, the Owner shall be required to pay the Township Recreational Fee of $750/dwelling unit. The final plans must be sealed and signed by a qualified professional. A management agreement/operation rules and regulations plan needs to be submitted. The Owner will need to enter into an acceptable Developer's Agreement and post all required bonds.

Mr. Slagle then reviewed his Storm Water Management Plan letter dated May 16, 2019. He said the final Stormwater Management Plan must be signed and sealed by a professional engineer on the cover sheet. Mr. Shiring said the as-built drawings of all of the Stormwater facilities has been submitted. He said the existing emergency spillway has been modified. Each riser structure needs modified to provide accessibility

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by land during any 100-year storm conditions, including the proposed rain gardens. Mr. Slagle suggested they could use Gabion baskets. The Owner shall sign and record an acceptable Operation and Maintenance Agreement. A Special Stormwater Facility Management Fund of $16,000/basin for the inspection and maintaining of the facilities for a period of 10 years must also be established. Also, ACCD/PaDEP approval of the E&S Control Plan/NPDES Permit will need to be provided.

Mr. Curti said last December, resident John Hepburn of 709 Dorseyville Road, submitted a letter regarding concerns about the wetlands. Mr. McKeegan said they are aware of the wetlands on the property and plan to work the PaDEP during final approval. Mr. Shiring showed the location of the wetlands on the Power Point slide and said some will need to be disturbed and some will not. Mr. Curti said any wetlands that are disturbed will need to be relocated to another location. Ellen Srodes of Hidden Falls Court said the Hofer's were supposed to handle the snow control in the plan, but the residents did not pay them. She said she would like to see a relationship established with The Waters to maintain the roads. Mr. Ceponis said he is concerned for the residents of Hidden Falls Court, and he encouraged The Waters to work with them.

John Tobin of 323 Hidden Falls Court said he attended the meetings with the group from The Waters. He said in the adjacent plan he lives in, 16 homes are built and currently occupied. He said he felt The Waters listened to their concerns. He said the use of The Waters is similar to Wilmar Manor. He also said his neighbor Ed Seseko worked with the Hofer's in originally financing the project. Mr. Tobin said he always felt the Hofer's were responsible for snow removal, mowing, etc., but said they only do the minimum. Mr. Tobin said there is no existing HOA for his plan. He said he is confident that an agreement can be worked out between The Waters and the residents that currently live adjacent to the property. He said the existing property in Indiana Township that never got developed is a mess. He also said there are unfinished units in his plan and undeveloped lots remain as well. He said they were just "left" by the Hofer's. He said he feels The Waters will be good for the community. Mr. Ceponis asked if The Waters is willing to take over the rest of the unbuilt townhomes. Mr. McKeegan said no decision has been made at this time.

Anna Ettinger of 102 Wilmar Drive, said she is against the Development. She said she supplied the Township with a copy of a Petition containing 331 signatures of people that are also against it. She read a list of her concerns, and said one of her major concerns was The Waters impact on the environment. She said the landscape architect is very detrimental to the plan being built. She also said she has traffic concerns due to Fairview Elementary being so close. She said she feels there is a lack of harmony in permitting The Waters to be built in this area. Ms. Ettinger said people are upset that The Waters is not following the requirements in the Township's Zoning Ordinance for properties located in the "MDR" zoning district. She also said a new Senior Care facility is being built nearby at the intersection of Harts Run Road and Saxonburg Blvd. Ms. Ettinger said she feels the Planning Commission should deny the Plan, and suggest they move it to somewhere where it is better zoned for.

APPROVED

Jared Ettinger of 102 Wilmar Drive said he had questions, and asked if he was allowed to address the Waters group directly. Mr. Robb said no; he is to address his concerns to the Planning Commission Members. Mr. Ettinger read information he obtained from The Waters facility in Wexford. Mr. Ettinger also said he does not feel that The Waters is a PRD; he said it should be treated as an Assisted Living Residence. He said he feels they are using the PRD concept as a "loophole" to be able to be in compliance with the Township's Zoning Ordinance regulations. He read excerpts from the Township's Zoning Ordinance, and how he feels The Waters does not conform. He questioned the adequacy of the Traffic Study. He also asked where guests will stay when they visit residents of The Waters. He said 20% of Common Space also is supposed to be provided. He said the junk cars/vehicles have been on the site for 30+ years now. He said it is a violation of Township Code and questioned who plans to clean up the area up and enforce it stays that way.

Karen Knutson of 6 Edgehill Drive, said she feels it is a good use of the site. She said she thought the landscaping plan was done well. She said during the presentation, the group from The Waters said they want to be "good neighbors" but she does not feel they are properly addressing the existing wetlands. She also asked if additional recreation areas will be added. She said she felt other paving options other than impervious materials should be considered.

Mr. Robb said it is up to the Board of Supervisors to make the determination if this plan should be considered as a PRD. Mr. McKeegan said he feels they meet the criteria. He said 119 of the units, and all of the cottages, will have full bathrooms, kitchens, etc. He said the 32 Memory Care Units will have a bit less, but will still be independent. He said it is an "age restricted community". He said he feels it fits in with the components of Multi-family dwellings. He said the Hofer's abandoned the Wilmar Manor plan, and The Waters is trying to get it up and running. Mr. Miller asked what the price point of the rentals will be; Mr. Maenner said approximately $4,500/month. Mr. Miller asked if they are considered high end rentals; Mr. Maenner said they are.

Mr. Geahry made a motion, seconded by Mr. Miller, recommending THE WATERS - PLANNED RESIDENTIAL DEVELOPMENT - (PRD) - receive <u>TENTATIVE APPROVAL</u> with the condition that the outstanding items in the Engineer's review letters dated May 14 and 16, 2019 be addressed. The plan was approved with the following conditions relative to the Tentative Approval Phase:

1. ***The Applicant is requesting a <u>waiver</u> from the parking requirements as per the Zoning Ordinance.***
2. ***Provide land-hooks and incorporate Parcel 437-D-50 into the consolidation plan; the parcel is currently landlocked.***
3. ***Provide all existing roadway rights-of-ways on the Plan, including access for the properties located in Fox Chapel Borough.***

APPROVED

4. ***Combine the Consolidation Plan and Sanitary Easement Plan into one drawing for recording purposes.***
5. ***Comply with the comment letter from the Allegheny County Department of Economic Development. The plan was sent to them for review back on November 15, 2018.***
6. ***Add the statement on the plan regarding the Township will not take any responsibility for any stormwater runoff, environmental matters, etc. encountered during construction as per Section 1266.03(F) of the Township's SALDO.***
7. ***Get an approval letter from Deer Creek Drainage Basin Authority for the proposed sanitary sewer, pump station, and force main design.***
8. ***Provide approval of the existing and proposed fire hydrant locations from the Fire Chief.***

Motion carried unanimously.

ADJOURNMENT

Mr. Geahry made a motion, seconded by Ms. Lachina, to adjourn the May 22, 2019, Planning Commission Regular Meeting. Motion carried unanimously.

The meeting was adjourned at 8:10 p.m.

APPROVED

Jacquelyn A. Rouggie, Recording Secretary