TOWNSHIP OF INDIANA

PLANNING COMMISSION

MAY 24, 2023

The regular meeting of the Indiana Township Planning Commission was called to order at 6:10 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 Patrick Miller, Michael Rouggie, and Daniel Taylor. David Geahry and Lisa Lachina did not attend. Also in attendance were Code Enforcement Officer Jeffrey S. Curti, Recording Secretary Jacquelyn Rouggie, Township Engineer Daniel Slagle from Nichols & Slagle Engineering *(arrived at 6:21 p.m.)*, and Solicitor Gavin Robb from Tucker Arensberg.

APPROVED

MEETING MINUTES OF APRIL 26, 2023

Mr. Taylor made a motion, seconded by Mr. Miller, to approve the April 26, 2023, regular meeting minutes as presented. Motion carried unanimously.

DEVELOPMENT PROPOSALS

None were submitted for consideration.

OLD BUSINESS

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

Solicitor Robb said that the comments that were submitted at the April 26, 2023 meeting were reviewed by himself, Code Enforcement Officer Jeff Curti, and Engineer Dan Slagle. Mr. Curti said he agreed with the suggested changes that resident Chris Capone submitted regarding the "MDR" zoning district, and the number of dwelling units per acre. Mr. Capone explained how he came up with his calculations, and submitted samples from other municipalities' Ordinances. He said most have a 30% requirement of Open Space; he said Indiana Township only has 20%.

A discussion was held about the various proposed lot sizes. Mr. Slagle prepared a "Current Development Summary", which he passed out to the Planning Commission Members and members of the audience. He said if they leave the PRD Section of the Zoning Ordinance as it stands, until after a new Comprehensive Plan is completed, that leaves the Township open to Developer's submitting applications as the Ordinance currently reads. The current rate of expansion with the current densities will continue. Mr. Slagle said PRD's are required to have a minimum lot size of at least 10 acres. He then reviewed his Summary. A discussion was held regarding the various tables, property sizes, and other verbiage that is currently in the Ordinance. Mr. Taylor said in some areas, it tends to be vague and feels it should be written better. Mr. Slagle agreed it is easy to clarify these verbiage issues regarding gross net area. Mr. Slagle explained how he did

his calculations. There was also a discussion of the Bulk Area Requirements in Table IV-B.

Brandice Miller of 2022 Olivetre Drive said 40% of her property is being used for her deck, swimming pools, etc. Mr. Slagle asked her if she feels people would prefer having a larger front yard or rear yard. Ms. Miller said she does not use her front yard; everything she mentioned is in her rear yard. Mr. Slagle passed out pictures of some other developments in the area, showing that most have larger rear yards than front yards. Mr. Slagle said this is considered "Open Space Planning". Emily Gouwens of 54 Ridgeland Drive thanked the Planning Commission and those involved in considering the suggested changes.

Nettie Owens of 109 Bruno Drive said she feels densities should be looked into, and compared with neighboring municipalities. Mr. Slagle said this is something that is being researched. Mr. Taylor said back in August of 2019, when he was a Supervisor on the Board, a discussion was held about looking into upgrading the Township's SALDO since it takes awhile to make changes. Mr. Robb said this may have just been a discussion.

Ms. Owens said she does not think enough street parking is being allotted for lot owners guests. Mr. Slagle said if more parking spaces are put in, then more impervious surfaces are created and more trees would need to be removed from plans. Ms. Owens said she would like to see it all, such as larger lots, more parking, more trees, etc. Mr. Slagle said this would just encourage Developers to apply for "straight" multi-subdivisions.

Ms. Miller asked about buffer zones and if they are permitted to be on privately owned properties. Mr. Slagle said not in a PRD. Mr. Slagle said schedules are set in the Developers' Agreement and the MPC. Ms. Miller asked if the members feel that 110% of bonding is sufficient for developers to post. Mr. Slagle said this is set in the MPC. Mr. Robb agreed that this is part of the PA MPC and cannot be changed.

Ms. Miller asked why "arterial or collector" roads are being eliminated from the Ordinance. Mr. Slagle explained that Township roads are 24' wide, and are considered adequate collector size roads. He said this is also redundant, because it is already covered in the Township's Subdivision Ordinance (SALDO). Ms. Miller asked how it is decided how many entrances/exits there are into a plan. She said she did not see this addressed anywhere in the PRD section of the Zoning Ordinance. Mr. Slagle said that is because it is addressed in the SALDO, not the Zoning Ordinance. Ms. Miller said she feels this should be considered in future updates to the SALDO. Mr. Slagle explained how "inter-connecting" roads work well in developments. Ms. Miller said setbacks are a big problem in the Richmont Estates Plan; she said the street parking is inadequate and does not meet the setback requirements. Mr. Slagle said by doing net area calculations, a lot of these issues will go away. He said in plans that have "multi-use" housing, and not just single family dwellings, this can sometimes become an issue. Mr. Slagle said the Township encourages more single family dwellings in multi-use plans. Ms. Miller

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also said she would appreciate more open space be considered. Mr. Curti asked Ms. Miller where she proposes a second entrance/exit be put in the Richmont Estates plan. He said due to the topography, it is virtually impossible to have a secondary access. Ms. Miller said she understands this. She just would like a way for the traffic from the townhouses be separated away from the traffic for single family homes. Mr. Curti pointed out that most children do not use the sidewalks, and that they get driven to the bus stops thus creating more traffic.

Chris Capone of 3606 Windsor Court reviewed the calculations that he came up with. He also compared them with O'Hara Township's calculations. Mr. Slagle asked Mr. Capone to share this information with him so he could look into it. Mr. Capone also summarized some other things that are done in O'Hara Township, and said he feels it may be beneficial for Indiana Township to take some of these issues into consideration. A conversation was held comparing some of the differences.

Mr. Rouggie suggested that perhaps no action should be taken at tonight's meeting to give Members time to review the items that were presented to them by Mr. Capone and Mr. Slagle, as well as the other comments that were made. Mr. Taylor suggested that in order to keep with the character of the Township, that multi-family dwellings could be removed from the "LDR" zoning district in Tables IV-A and IV-B. Mr. Rouggie asked how much of the Township is zoned "LDR". Mr. Slagle said about 20%. Mr. Rouggie asked if the others feel a 10 acre minimum size for PRD's is large enough. A conversation was held regarding what types of dwelling units are allowed in the various zoning districts. Mr. Taylor said he feels the setbacks should be the same within all the Zoning Districts in Table IV-B. Mr. Taylor asked if anyone had come up with verbiage as to what entails a "buffer area". Mr. Slagle said this has been updated.

Mr. Slagle explained that as this change to the Zoning Ordinance goes through the different procedures, various ideas can be "tweaked" as needed. Mr. Rouggie suggested that the ideas brought up at tonight's meeting be considered, and a new "updated" version be presented to them at their next Planning Commission meeting. Mr. Robb agreed and said they will also discuss other language within the Ordinance.

ADJOURNMENT

Mr. Miller made a motion, seconded by Mr. Taylor, to adjourn the May 24, 2023, Planning Commission Regular Meeting. Motion carried unanimously.

The meeting was adjourned at 7:27 p.m.

Jacquelyn A. Rouggie
Recording Secretary

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