TOWNSHIP OF INDIANA

PLANNING COMMISSION

MAY 27, 2020

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", while audience members could attend the meeting by phone. This meeting was recorded on audio cassette.

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ROLL CALL

The roll was called and Planning Commission Members present were David Geahry, Lisa Lachina, Pat Miller, Michael Rouggie, and Daniel Taylor. 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 JANUARY 22, 2020

Mr. Taylor noted that on Page 2, in the 4th paragraph, the word "plant" should be changed to "plan".

Mr. Geahry made a motion, seconded by Ms. Lachina, to approve the January 22, 2020, Reorganization Meeting Minutes as amended. Motion carried unanimously.

DEVELOPMENT PROPOSALS

3735 SAXONBURG BLVD SCHOOL LLC - SITE PLAN

Commission Members were presented with a site plan consisting of the conversion of the Old Saxonburg School house into a commercial office complex. The property is located one half mile south of the intersection of Saxonburg Boulevard and State Route 910. The property is zoned "VR" Village Residential. The applicant and property owner Robert Bartolacci was present. Also present was Matt Schmidt with Hampton Technical Associates and Kento Ohmori with Fukui Architects.

Mr. Bartolacci said his plans for the building include lowering the grade, making it wheelchair accessible, removing the stairways in the front and rear of the building and replacing them with an elevator. He also plans to improve traffic circulation around the building. Mr. Slagle said they are planning to upgrade the existing building instead of demolishing it to be ADA compliant. Mr. Curti said they previously received approval from the Zoning Hearing Board for the front and rear entryway bump-outs.

Mr. Slagle reviewed his letter dated May 19, 2020. He said the project location needs circled on the General Location Plan. He asked if there are any natural and/or artificial features that may impact this plan; Mr. Schmidt said no. Mr. Slagle said the seal and signature of an engineer, surveyor, or other qualified person needs to be put on the final plan. Mr. Slagle asked what the proposed use is for the 3 story building. Mr. Ohmori said they are currently looking for tenants, but feels it will be mostly offices and professional businesses. There may be some retail business on the first floor. Mr. Slagle said the Proposed Use and Utilities need to be put on the plans. He also said the statem ent that the Township will not take responsibility for any environmental matters, as stated in Section

1253.06 (J.) of the Township's SALDO, must be put on the plan. Mr. Slagle said the location of the public water and sewer lines needs shown on the plan.

Mr. Slagle asked if any outside storage is being proposed. Mr. Ohmori said not at this time, but if they do, they will be sure it is enclosed. Mr. Slagle said all lighting must be in accordance with the SALDO. He said the developer submitted a lighting plan and a small amount of spillover is shown. Mr. Schmidt said they will reduce the lighting in the areas near any residential properties. Mr. Slagle said a copy of the PennDOT Highway Occupancy Permit for the full access driveway on Saxonburg Boulevard needs provided. He also said all activities shall comply with the Township's Grading Ordinance and approval from the Allegheny County Conservation District needs provided. Mr. Slagle said the location of the existing fire hydrants need shown on the plan. Mr. Schmidt said there is one less than 400' away, which is closer than the Township's requirement of it being less than 1,000' away.

Mr. Slagle said the location of any proposed fences needs put on the plan. He said the Stormwater Facility must also be fenced in. Mr. Slagle said no parking areas for three or more vehicles can be closer than 10' from any lot line. Mr. Schmidt said they are unable to make the parking any more narrow. Mr. Slagle said to keep the parking as it exists to ensure they do not get any closer to the surrounding residential properties. He said all parking lot markings and stripings must meet PennDOT and ADA specifications. Mr. Schmidt said these are already shown on the plan. Mr. Slagle said the silt sock shown on ES.1 appears to encroach onto the adjoining property; Mr. Schmidt said he will revise this on the final plan.

Mr. Slagle said the owner is required to establish a Special Purpose Stormwater Facility Management Fund of $16,000/basin for the cost of inspection and maintenance of the facility for a period of 10 years. The owner must also enter into a Developer's Agreement and post all escrows and/or bonds, as approved by the Township Solicitor.

Mr. Slagle then reviewed his Stormwater Management Plan letter dated May 19, 2020. He said the detention impoundment shall have a clay core, anti-seep collars, and be designed and constructed under the direction of a licensed geotechnical engineer. He said stainless steel trash racks on the outlet structure's orifices must be used. An access road needs to be provided to the detention basin for maintenance, and the facility must be fenced in. Mr. Schmidt declared the limit of disturbance at the site is less than an acre so ACCD/PADEP approval of the E&S Control Plan/NPDES Permit is not needed. Mr. Slagle asked that the design capacity of the existing 12" pipe under Garden Glen Lane must be provided, as well as confirmation of its current condition. The proposed discharge must extend through an existing waterway, swale, or ditch.

Mr. Curti asked if the School property touches Keck Drive, which is a public road. He said Garden Glen Lane is a privately owned roadway. He suggested the Detention Basin be built in the back right corner of the property and have the proposed stormwater tie into the existing sewers on Keck Drive, instead of having it on the left rear portion of the property and discharging towards Garden Glen Lane. Mr. Curti said he feels this is an option the owner should look into. Mr. Slagle agreed. Mr. Curti said a right-of-way could be acquired to access Keck Drive if the property does not touch it. Mr. Bartolacci said he was not sure if it did or not, but could look into it. Mr. Slagle suggested this be researched. This discharge point would alleviate any concern from the neighbors living downstream about

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possibly getting flooded.

Mr. Taylor said the plans he has are different than the ones Mr. Schmidt was showing. Mr. Schmidt said he brought revised plans in for the meeting. Mr. Taylor expressed concerns about the water flow as well. Mr. Slagle explained they planned to have the discharge pipe be 12"; Mr. Slagle suggested it be increased to a 15" pipe and tie into the existing sewer system on Keck Drive. Mr. Curti said he would be happy to meet with the Engineer on-site to check out the various options. A discussion was held about the water flow issue. Mr. Schmidt said he felt due to the elevation, they would not be able to connect into the storm sewers on Keck Drive. Mr. Curti said he feels the slope is equal either way. Mr. Slagle said more research needs to be done to look into the various options. Mr. Slagle said the main issue with the Site Plan at this point is the storm water discharge.

Mr. Taylor made a motion, seconded by Mr. Miller, recommending the 3735 SAXONBURG BLVD SCHOOL LLC - SITE PLAN be approved contingent that the outstanding items in the Engineer's review letters dated May 19, 2020 be addressed and the Developer explore alternative discharge locations for the proposed Stormwater Detention Facility. Motion carried unanimously.

HARTWOOD MEADOWS - PLANNED RESIDENTIAL DEVELOPMENT (PRD) Phases IV/V (Tentative PRD Plan Approval)

Commission Members were presented with a PRD consisting of the development of Parcel 722-S-200 (56.859 acres) into 79 lots with 42 lots in Phase I and 37 lots in Phase II. The PRD is located east of Saxonburg Boulevard with roadway extensions from Waterford Drive, Lenox Drive, and Windsor Court as the final phase of the original Hartwood Meadows Plan. The property is zoned "LDR" Low Density Residential. The applicant is Maronda Homes, LLC. Mr. Slagle said he advised the applicant's representative, Pat Cooper with Gateway Engineers, that due to a conflict in schedules, he could present the Plan to Commission Members.

Mr. Slagle said the original plan known as Hartwood Meadows was approved about 30 years ago. The first three phases were developed, but the owner never developed the final fourth and fifth phases. Maronda Homes has submitted an application to finish the last two phases of the Development. The first three phases came in as a multi-subdivision; these last two phases are being presented as a PRD. Mr. Slagle said he and Jeff Curti had two advisory meetings with the developer.

Mr. Slagle said there were three separate cul-de-sacs originally proposed at the end of each roadway. However, it was suggested they loop the three roads together in the back of the development. Mr. Slagle said since this development is now coming in as a PRD, a Public Hearing will need to be held. Mr. Rouggie asked why these last two phases are a PRD instead of a multi-subdivision. Mr. Slagle said so they can have more density in the plan, provide more flexibility, and open space. This will also allow for more open space, and make the plan more appealing. Mr. Slagle said he is in favor of this concept.

Mr. Slagle reviewed his letter dated May 15, 2020. He said there are quite a few items that will need to be addressed. This plan provides an overall conceptional master plan which will require Tentative Approval in order to proceed. Mr. Slagle highlighted some of the major items to be addressed. He said documentation on the interconnecting roadway to Sunset Lane *(private)* needs to be looked into from a legal aspect. Mr. Slagle said each

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house will have a garage and a driveway for off-street parking. Mr. Slagle said the proposed Stormwater Management Plan is currently under review. He also said as far as the protection of trees and woodlands, and submitting a tree survey, that there are not many trees left on the property.

Mr. Slagle reviewed the general comments and 3rd party items that will eventually need to be addressed. It was noted that the Code Enforcement Office sent in a copy of the application and plans on May 14th to the Allegheny County Economic Development office for their review. Mr. Slagle also summarized the various fees that will be required to be paid, and said the Developer will eventually have to enter into an acceptible Developer's Agreement and post all appropriate bonds.

Mr. Curti said the developer was originally asked for a waiver on the setbacks, but then agreed upon the 15', as per the Township's Ordinance. Mr. Miller asked if DCDBA will be the public sewage providers; Mr. Slagle said they will. Mr. Geahry asked if this new plan is pretty much the same as what was originally anticipated to be done many years ago; Mr. Slagle and Mr. Curti said it is. The one thing that did change is connecting the streets now, which they feel will provide a better traffic flow. Mr. Slagle said the plans state the name of the development as being "Fields at Hartwood Meadows". However, the developer agreed to change the name to just be "Hartwood Meadows PRD" to ensure there is no confusion for Emergency Services. This is logical since they are not creating any new roads; they are just developing off of the last three existing roads in the plan.

Mr. Slagle said the private road Sunset Lane that is shown appears that it could be used as another exit out of the plan. However, he feels by using this road it could cause people to use it as a "thru-way" between Saxonburg Boulevard and Dorseyville Road. He also felt it would not be good for the integrity of the plan to use the private road. Mr. Taylor said he feels it should be closed off completely from the Hartwood Meadows plan to help prevent kids from using it for riding dirt bikes and such on it. Mr. Geahry agreed.

Mr. Slagle said he feels finishing the plan will be a great addition to the existing Hartwood Meadows plan. He said there needs to be a Public Hearing held for public comments prior to the Board of Supervisors making any decisions on whether to approve the plan.

Mr. Geahry made a motion, seconded by Mr. Taylor, recommending the HARTWOOD MEADOWS-PLANNED RESIDENTIAL DEVELOPMENT (PRD) Phases IV/V (Tentative PRD Plan) be approved contingent that the outstanding items in the Engineer's review letter dated May 15, 2020 be addressed and the Board of Supervisors advertise for a Public Hearing to be held on July 14th at 6:30 p.m. prior to the Board's Regular Meeting. Motion carried unanimously.

FOXWOOD TRAIL - PLANNED RESIDENTIAL DEVELOPMENT (PRD) - FINAL APPROVAL (Phase I)

Commission Members were once again presented with a PRD consisting of the consolidation and development of Parcel #957-K-143 (57.085 acres) and Parcel #957-K-175 (1.193 acres). The Developer is seeking approval of Phase I only at this time. The PRD will consist of (3) garden apartment buildings with 65 apartments. The apartment buildings will be located on Lot 1 (15.569 acres). The property is located east of Little Deer Creek Road, approximately 0.6 miles north of the intersection with Log Cabin Road. The property is zoned "MDR" Medium Density Residential. David Lucci, RLA, with Victor-Wetzel

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Associates, was present to represent the applicants Richard Sr. and Mary Lou Miller, who own the two parcels.

Mr. Lucci did a Power Point presentation of the Plan. He said they are only seeking approval for Phase I (65 Garden Apartments) for now. He said there are three existing structures on the property that need to be razed. He also said the land was timbered about 10 years ago. Mr. Lucci said they need to join the two existing parcels together, and then subdivide them into two lots for each phase. He said the entrance into the plan will be off of Little Deer Creek Road. The primary street will be publicly owned and the two other service streets and parking lots will be privately owned and maintained. The proposed private streets will be used to access the parking areas. Mr. Lucci said they had a Landscaping Plan done and it meets Township requirements. He said Building #1 will have 20 units, Building #2 will have 25 units, and Building #3 will have 20 units. There will also be two garage structures available if covered parking is desired. Mr. Curti asked if the building size has changed since they received "tentative" approval. Mr. Lucci said no. He also noted the Clubhouse will be part of Phase II, not Phase I. Mr. Rouggie asked why they are making two of the streets private. Mr. Lucci said so the Township will not have to own and maintain the parking lot areas. Mr. Curti said this will be good for emergency services to access the apartments.

Mr. Taylor asked if they are subdividing the property into two parcels. Mr. Lucci said they will be subdivided so that each Phase will have its own Parcel ID number with the County. He said they are only developing Phase I at this time. Mr. Slagle said this will help if the developer has any issues developing Phase I. Mr. Lucci said if Phase I goes well, the Developer will proceed with Phase II. Mr. Geahry asked what the "white areas" are on the plan. Mr. Lucci said that is where earthmoving activities will take place. Mr. Curti said if Phase II is never built, the Clubhouse will not be built. Mr. Slagle said the developer will be posting Recreational Fees of $750/unit to be used to develop other areas in the Township.

Mr. Slagle reviewed his letter dated April 27, 2020. He asked if any natural and/or artificial features are on the property that may impact this development; Mr. Lucci said there are none. Mr. Slagle said Gen Four Development, LLC will be the management/organizational structure to operate/maintain the complex, open spaces, and stormwater detention facilities. He said this will be addressed in the Developer's Agreement. Mr. Slagle asked if the facility will be secured to only renters and guests; Mr. Lucci said he was unsure. Mr. Slagle said the existing sanitary sewer issue along Voskamp Drive has been addressed. Mr. Slagle said they need to provide the substance of the protective covenants for the Homeowners' Association (HOA), easements, and/or any other restrictions that are proposed, especially the retaining wall. Mr. Curti suggested calling it something other than an HOA.

Mr. Slagle said grading activities shall be limited to the phases which have received Final Approval. He said the Developer's Agreement shall confirm and set restrictions documenting that the individual apartment building complexes can never be sublet or subdivided. He asked that the open space areas on the plan be identified. Mr. Slagle said the proposed garden apartment buildings are currently proposed to be 35' tall, which complies with the Township's maximum height requirement.

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Mr. Slagle said the Owner will be required to pay the Township Roadway Impact Fee of $1,140 plus an additional $300 per dwelling unit, in accordance with the Findings of Fact. He said this total figure will be determined by the Township's Solicitor. Mr. Slagle said the grading elevation around Buildings #3 and #1 needs confirmed; he said it appears to be 2' off. Mr. Slagle said Maple and Poplar Drives shall remain private roadways. He asked that delineation lines be put on the plans. Mr. Lucci said a 50' right-of-way can be provided. All existing and proposed easements for the Sanitary Sewers across both parcels must be shown on the plans. Mr. Slagle asked that the location of the proposed bus stop area be shown. Mr. Lucci said they plan to install a gazebo there, along with parking spaces. Mr. Slagle said they need to document access to the Public Sewer System; Mr. Lucci said they are working on getting the HOP. Mr. Slagle said they need to update all signature blocks to read "Mayor Board of Supervisors" on Sheet 1 of 4.

Mr. Slagle said the Developer was already granted a ***waiver*** from the 25% of grading and filling. They also were granted a ***waiver*** from the disturbance of slopes exceeding 40%. A geotechnical engineer must be on site to certify proper fill compaction/keyway installation/benching is being done. At the conclusion of each phase, prior to the release of any bonding, the geotechnical engineer must provide certification that proper/safe construction was done.

Mr. Slagle said the Developer was already granted a ***waiver*** for the length of the cul-de-sac to be 3,020'. The Township shall determine the need for and location of all street signs. Mr. Slagle said the Management Company will own, operate, and maintain the stormwater detention facilities. The Developer received a ***waiver*** for the quantity and caliper of the proposed replacement trees. Mr. Slagle said an intermediate street light needs shown along Foxwood Drive on the Lighting Plan sheet. He said all sidewalks must comply with the ADA ramps and surfaces, and crosswalks must be painted. Mr. Slagle said the Pavement Sections on the sheets need to be updated. Mr. Slagle said the inlets at the entrance to Foxwood Drive needs to be moved to the lowest spot and the endwall appears to be going into the storm drain.

Mr. Slagle said the Developer must pay a recreational fee of $750/dwelling unit in lieu of dedicating land to the Township. If any material is hauled on or off the site, roadway bonds must be secured. Mr. Slagle said approval from the Allegheny County Department of Economic Development needs received; it was noted that the plans were submitted to them by the Code Enforcement Office back on September 7, 2018, and no comments were received. Allegheny County Conservation District/PaDEP approval of the NPDES Permit is needed for any earth disturbances in excess of one acre. Easements need provided for all existing and proposed utilities and associated easements on the plan including off-site easements, if applicable, to access utilities. Mr. Slagle said a Highway Occupancy permit for the proposed roadway intersection with Little Deer Creek Road is needed. He said the stormwater detention note that was removed on Page C.112 needs replaced.

Mr. Slagle summarized what was going to be needed to be incorporated in the Developer's Agreement. He also said all bonds and securities as approved by the Solicitor must be posted.

Mr. Slagle then reviewed his letter dated April 27, 2020 regarding the Stormwater Management Plan. He said ACCD/PaDEP approval of the E&S Control Plan/NPDES Permit is needed. He said the detention basin will store 3' of standing water. Mr. Slagle

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asked for how long. Mr. Lucci said they felt 24 hours. Mr. Slagle said the facility must be fenced. Mr. Curti asked if 3' of water is a new DEP regulation. Mr. Slagle said PaDEP required 25% to be reabsorbed as part of Act 167. Mr. Curti said he does not like the idea of 3' of water standing for that long of a time period. Mr. Slagle said it usually takes less than 24 hours to drain. Mr. Curti said he would like to see it drain quicker. Mr. Rouggie said it could easily clog. Mr. Curti reminded him that a lot of the ground in the area is clay.

Mr. Slagle said the Stormwater Management Operations/Maintenance Plan shall require the annual preparation/submission of the MS4 plan to the Township. Mr. Slagle said a statement regarding who will own and maintain the proposed stormwater facilities, and an easement around the detention basin and access road needs to be provided. He said a Special Purpose Stormwater Fund of $16,000/basin to defray the cost of inspection and maintenance for a period of 10 years needs to be established.

Mr. Curti asked if there will be locking gates and/or an intercom system at the entrance into the complex. Mr. Lucci said he was not sure. Mr. Rouggie asked if there were any plans similar to this one already in the Township. Mr. Curti said there is one off of Crawford Run Road that is somewhat similar. Mr. Geahry said he is concerned about the apartments not being rented, and it turning into a Section 8 housing complex. Mr. Curti said a strong Management Structure needs to be set up. Mr. Slagle said this is a legal issue that will be handled by the Solicitor. Mr. Slagle said tonight's recommendation is for final approval and pointed out that the Board of Supervisors do not like a "laundry list" of items that need to be taken care of. Mr. Lucci said he can meet with Mr. Slagle and Mr. Curti if needed. He said most of these items have already been addressed. Mr. Lucci said the major concerns that remain are the HOP and the NPDES permits.

Mr. Miller made a motion, seconded by Mr. Geahry, recommending the FOXWOOD TRAILS - PLANNED RESIDENTIAL DEVELOPMENT (PRD) - FINAL APPROVAL (Phase I) be approved conditioned upon addressing the concerns in the Engineer's review letters dated April 27, 2020 and that the Developer secure all 3rd party permits, including the Highway Occupancy Permits (HOP) from PennDOT for Little Deer Creek Road, and special consideration be given to the Management Structure of the plan. Motion carried unanimously.

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OLD BUSINESS

UPDATES TO THE TOWNSHIP'S EXISTING SUBDIVISION AND LAND DEVELOPMENT ORDINANCE (SALDO)

Mr. Curti said he and Mr. Slagle have been meeting to work on the new SALDO. He said he is hoping to have a "draft" ready for the Planning Commission at the June meeting. Mr. Slagle said he feels it will be a "structured" Ordinance and much easier to understand and follow. Mr. Rouggie asked if they feel the document will help reduce the waivers that are requested by Developers. Mr. Slagle said he feels it will. Mr. Slagle touched on some of the various points they are addressing, such as trees, one-way roads, etc.

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 January 22, 2020 reorganization meeting.

ADJOURNMENT

Mr. Geahry made a motion, seconded by Ms. Lachina, to adjourn the May 27, 2020, Planning Commission Regular Meeting. Motion carried unanimously.

The meeting was adjourned at 7:35 p.m.

Jacquelyn A. Rouggie, Recording Secretary

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