TOWNSHIP OF INDIANA

PLANNING COMMISSION

NOVEMBER 18, 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", with the option of audience members attending the meeting by phone. This meeting was recorded on audio cassette.

Chairman Rouggie said that former Planning Commission Member Cecil Tranquill passed away on October 29, 2020 at the age of 88. He said that Mr. Tranquill served on the Commission for 34 years, and only recently gave up his seat at the end of December 2018, when his 4-year term expired. Mr. Rouggie asked that a moment of silence be held in Mr. Tranquill's honor for his long time of service he gave to the Township.

APPROVED

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.

REGULAR MEETING MINUTES OF OCTOBER 28, 2020

Mr. Taylor made a motion, seconded by Mr. Miller, to approve the October 28, 2020, regular meeting minutes as presented. Motion carried unanimously.

DEVELOPMENT PROPOSALS

DIAMOND MULCH: WASTE TRANSFER STATION - SITE PLAN

Commission Members were presented with a site plan consisting of a new waste transfer station, an asphalt parking lot, and a detention basin to be built behind the existing Diamond Mulch Facility. The property is located south of McClellan Road in Indianola, on Hershey Road, approximately 0.2 miles east of the intersection with State Route 910. The property is zoned "LI - Light Industrial". David Smith, General Manager of Seneca Landfill/Vogel Holdings, was present to represent the owner, Diamond Mulch.

Mr. Smith said this new facility will be used as a place to drop off trash and recyclable materials. People will drive into the building, which will be totally enclosed, then their materials will be dumped into bins. He said the building will be approximately 100' x 100' in size. The waste will then be hauled off-site to one of Seneca Landfill facilities in Mars or Evans City. He anticipates approximately twelve employees will work at the proposed Transfer Station.

Mr. Smith said they have received Mr. Slagle's review letter dated November 13, 2020, and their team is currently reviewing his comments. Mr. Slagle said he has had several remote meetings with Engineers Michael Stepic and Tom Selle with Seneca Engineering, LLC. Mr. Slagle said they have also had several Advisory Meetings. Mr. Slagle said plans have been submitted for tonight's Planning Commission Meeting.

Mr. Slagle reviewed his letter dated November 13, 2020. He said there are numerous items that need to be addressed. Mr. Slagle said they are still in the "preliminary" phase of the design of the facility. He said more detailed plans need to be submitted, including storage, lighting, landscaping, access, traffic control, etc. There will also be 3rd party items that need to be addressed, such as letters from public utilities and their ability to service the facility, and a letter from Allegheny County regarding the existing bridge's weight capacity to handle the extra traffic. Mr. Slagle reviewed the items in his letter for the Planning Commission members and various discussions were held.

Mr. Slagle said he also did a Stormwater Management review letter, which is dated November 16, 2020. He reviewed what procedures need to be followed and submitted.

Mr. Rouggie asked if the facility will be open to the general public, or if it is for commercial use only. Mr. Smith said anyone can use the facility to drop off trash and recyclables. Mr. Rouggie said Indiana Township already offers a weekly recycling program to its residents. Mr. Smith said their facility will provide for additional hazardous items that the regular collection does not cover, including electronics, refrigerators, etc. Mr. Curti asked if the Township comes across illegal items that were dumped, if Seneca will work with them to take these items. Mr. Smith said he feels an agreement can be worked out. Mr. Geahry said he feels the facility will be good for the Township.

Mr. Smith explained the facility is basically just a "transfer station" to save time for residents and businesses to safely dispose of their recyclables in an efficient manner. Mr. Geahry asked if anything will be stored outside. Mr. Smith said no and the facility will be cleaned up daily. Discussions were held about the different types of materials that they will take. Mr. Curti asked if a Waste Management truck would break down, if Diamond would work with them to give them a place to take recyclables they collected. Mr. Smith said yes. Mr. Curti asked if the Township runs across a house that has "hoarders" if they would be willing help dispose of debris that is left; Mr. Smith said they would.

Discussions were held regarding the facility's cleanliness, and how to avoid vermin and excess waste. Mr. Smith said once again, the facility will be completely cleaned daily. Mr. Taylor asked if trash that is dropped with recyclables will be separated. Mr. Smith said no. Mr. Smith explained once a vehicle is in the building, everything

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to be unloaded will be dumped into bins, which can then be transported off-site. Mr. Smith explained how the station works and how it is cleaned. Mr. Taylor said he had concerns that any water used to wash down the plant would be dumped into the nearby stream. Mr. Slagle said that AVJSA will require them to divulge the types of tasks they plan to utilize with disposing of any water. Mr. Curti asked if the facility will be monitored by the DEP. Mr. Smith said yes; a "Nuisance Control Plan" needs to be in place. He said this is another reason they like to have everything contained inside the building. Conversations continued about what outside agencies will monitor the facility and what type of procedures and precautionary measures will be utilized. Also, Mr. Smith said a variety of Permits will need to be secured from governmental agencies.

Mr. Smith volunteered to put together a video of one of their other transfer stations that are already in use to show how the entire process works. Planning Commission Members agreed they would be very interested in seeing this.

Mr. Curti said he does have a concern about public water at the existing Diamond Mulch facility. He said he thinks it is only served by a private line that runs back to Diamond Mulch. He would like to see a regular public water line run to the site, and also have a fire hydrant installed on the property. Mr. Smith said this is something they could look into. Mr. Smith said he did not think the building is required to be sprinklered.

Mr. Taylor said he feels a Traffic Impact Study should be done. Mr. Stepic (who was attending the meeting via phone) said everything is still being looked into, such as solar signs, traffic control, etc. and they are working with PennDOT. Mr. Taylor said he would like to see McClellan Road be aligned with Indianola Road, and a traffic signal installed at the new intersection. He said the Township has been discussing this being done for years. Mr. Curti agreed that is a good time to re-consider restructuring the roadway intersection.

Mr. Rouggie, as well as the rest of the Planning Commission Members, Mr. Slagle, and Mr. Curti all agreed there are still a lot of items that need to be addressed and considered.

Mr. Taylor made a motion, seconded by Mr. Geahry, recommending the DIAMOND MULCH: WASTE TRANSFER STATION SITE PLAN be tabled at this time, and that the plan be presented again at a future meeting when more of the issues and concerns have been resolved. Motion carried unanimously.

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OLD BUSINESS

SUBSCRIPTION TO PENNSYLVANIA ASSOCIATION OF TOWNSHIP SUPERVISORS (PSATS)

Mr. Taylor previously suggested at the last meeting that all Commission Members consider joining PSATS. Mr. Taylor said the Township Manager Dan Anderson had indicated money has been allocated in the 2021 Budget for the Planning Commission Members to join the PSATS Planning Association, at no cost to them. Mr. Taylor said with the upcoming changes to the various Township Ordinances, the Members may find some useful and interesting information by joining.

Commission Members agreed, and said they would all like to subscribe to join PSATS and receive the guidance the Association provides.

HARTWOOD MEADOWS PRD - Phases IV & V

Mr. Taylor said that the Board of Supervisors denied this plan, and put together a list of "Findings of Fact". He said in the past, the Board usually approved proposed plans and allowed or denied the waivers that were requested by the applicant. Mr. Taylor asked if there was a way the Planning Commission could be informed prior to the Board making a final decision as to what waivers they did or did not agree with. Commission Members discussed how this could be done since the Commission sees the plan first, then passes it on to the Board with their recommendations. Mr. Curti said it could not be done in this manner. Mr. Curti said once the new SALDO is in place, he feels it will reduce the number of waivers that are requested by developers. Mr. Taylor and Mr. Slagle agreed with this and said waivers will still be requested, but hopefully a lot less. Mr. Curti reminded the Commission that they are a recommending body only. Mr. Curti said he heard that Maronda Homes (the developer) plans to appeal the Board's decision to deny the plan.

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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 October 28, 2020 regular meeting.

ADJOURNMENT

Ms. Lachina made a motion, seconded by Mr. Miller, to adjourn the November 18, 2020, Planning Commission Regular Meeting. Motion carried unanimously.

The meeting was adjourned at 6:56 p.m.

Jacquelyn A. Rouggie, Recording Secretary