TOWNSHIP OF INDIANA

PLANNING COMMISSION

OCTOBER 28, 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.

APPROVED

ROLL CALL

The roll was called and Planning Commission Members present were Lisa Lachina, Pat Miller, Michael Rouggie, and Daniel Taylor. David Geahry 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, and Solicitor Gavin Robb.

REGULAR MEETING MINUTES OF SEPTEMBER 23, 2020

Mr. Taylor made a motion, seconded by Mr. Miller, to approve the September 23, 2019, regular meeting minutes as presented. Motion carried unanimously.

DEVELOPMENT PROPOSALS

DERING CONSOLIDATION PLAN

Commission Members were presented with a plan to consolidate Lot 1 (1.29 acres) and Lot 2 (1.32 acres) into a 2.61 acre lot. The property is located on the southerly side of Guys Run Road, approximately 0.5 miles east of the intersection with Fox Chapel Road. The property is zoned "MDR" Medium Density Residential. The property owner, David Dering, was present.

Mr. Dering said they wish to consolidate the lots so they can add an addition onto their home and stay within the property line setbacks.

Mr. Slagle reviewed his letter dated October 19, 2020. He asked if there are any natural and/or artificial features that may impact this consolidation plan that are not shown; Mr. Dering said no. Mr. Slagle asked that Guys Run Road be shown on the plan and the width of the easement be confirmed. He said the right-of-way appears to be encroaching into the property. Mr. Slagle said the location of the water and sewer lines need shown on the plan. Mr. Dering said they do not have public sewage, but they do have public water and he will have his surveyor put them on the plan. Mr. Slagle said they need to provide a copy of the review letter from the Allegheny County Conservation District. Mr. Curti said it was sent to them by mail and electronically on October 13, 2020 from his office. He said they have 30 days

to review it, or the applicant does not have to adhere to their comments.

Mr. Slagle said the word "Commissioners" needs to be changed to "Supervisors" two places on the plans. He also said the tabulation regarding the proposed use and utilities needs added to the plans. He asked that the ownership of the perpetual easement located along the easterly side of the property be confirmed. He said there appears to be a square "lot" shown between the two parcels on the Allegheny County Real Estate map. Mr. Dering said he is not sure what the square is. He said it appears to be part of an easement that the previous owner may have wanted to use for access. Mr. Slagle noted there is no Lot and Block number shown for the square piece. Mr. Curti said it seems to be more connected to the adjacent property owned by the Luciano's.

Mr. Taylor said it appears like the gravel driveway is out of the easement and on the neighbor's property. Mr. Dering said it has moved slightly over the years. Mr. Taylor questioned if this could cause future litigation. Mr. Robb said this is not an issue for the Township to be concerned about. Mr. Curti said it would be a civil matter. Mr. Slagle said he does have access on Guys Run Road, so he does not feel there is any issue with the frontage. Mr. Curti suggested the gravel drive could easily be moved.

Mr. Miller made a motion, seconded by Ms. Lachina, recommending the DERING CONSOLIDATION PLAN be approved with the condition that any outstanding items in the Engineer's review letter dated October 19, 2020, be addressed. The outstanding items are as follows:

1. ***Show Guys Run Road on the plan and confirm the easement width.***
2. ***Provide the location of the existing public water line on the plan.***
3. ***Comply with the review letter from the Allegheny County Department of Economic Development, if received.***
4. ***Revise the word "Commissioners" to "Supervisors" on the plan in two places.***
5. ***Add the tabulation regarding the proposed use and utilities.***

Motion carried unanimously.

OLD BUSINESS

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

Mr. Slagle said the final draft of the SALDO has been reviewed by the Planning Commission Members and the Township Solicitor, and the latest changes to the SALDO are in "bold". Mr. Gavin said the changes he made now match up with the PA MPC. Mr. Slagle agreed the Ordinance has been tightened up and all of the comments have been addressed.

APPROVED

Commission Members agreed they feel good about the verbiage that has been added and/or changed. A discussion was held. Township Supervisor Sara Hertweck, who was in the audience, said she was happy that some changes she suggested were incorporated.

Mr. Robb continued reviewing and explaining the changes that were made to the Ordinance. Discussions were held regarding why various changes were incorporated into the document. Mr. Taylor asked what is the next step the Planning Commission needs to take.

Mr. Rouggie asked if there were any comments from the audience or people attending via telephone. Ms. Hertweck asked if the Commission Members, Engineer, and Solicitor feel that the new document has been cleaned up. Mr. Curti said they all feel it is a much "tighter" Ordinance now. Mr. Rouggie said he feels a lot of people attending the Planning Commission meetings helped with their input. Mr. Robb said he feels good with the document as it is now. Mr. Slagle agreed. He said he found the Township's SALDO was easier to read than other municipalities, and with the newest changes, it is more concise. He thinks they addressed a lot of areas where Developer's tend to ask for waivers. Mr. Robb agreed, although he said there may still be waivers due to the topography of the land in the Township. Mr. Curti said it will be nice to have one document, instead of one main Ordinance with numerous amendments that were attached to it over the many years since it was originally adopted. Ms. Knutson asked why the residents cannot review the "draft" yet. Mr. Robb said after the Planning Commission recommends passing it on to the Board of Supervisors for their comments, the SALDO will then be made available to the public and a Public Hearing will be held for comments.

Mr. Taylor made a motion, seconded by Mr. Miller, recommending the current "draft" of the Subdivision and Land Development Ordinance (SALDO) be sent to the Board of Supervisors for their review and comment. Motion carried unanimously.

APPROVED

NEW BUSINESS

SUBSCRIPTION TO PENNSYLVANIA ASSOCIATION OF TOWNSHIP SUPERVISORS (PSATS)

Mr. Taylor suggested that all Commission Members consider subscribing to PSATS. He said they will have access to its website, receive monthly magazines, daily updates if they would like, etc. He said all of the Board of Supervisors are members. Mr. Taylor added that 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. If any Members are interested, the Township can sign them up.

UPDATES TO THE TOWNSHIP'S EXISTING ZONING ORDINANCE

Mr. Taylor recommended that since the Planning Commission has completed its review of the SALDO, that they should begin to start looking into updating the Township's Zoning Ordinance. Mr. Curti said he would like to see the SALDO fully updated and adopted before starting to review changes to the Zoning Ordinance, which could take awhile. He said the SALDO is only being passed tonight onto the Board of Supervisors so they can begin their review at its November 10, 2020 meeting. Mr. Taylor said he feels the Zoning Ordinance needs a lot of work done to it, including density issues, as well as other items.

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 September 23, 2020 regular meeting.

ADJOURNMENT

Ms. Lachina made a motion, seconded by Mr. Miller, to adjourn the October 28, 2020, Planning Commission Regular Meeting. Motion carried unanimously.

The meeting was adjourned at 7:14 p.m.

Jacquelyn A. Rouggie, Recording Secretary

APPROVED