TOWNSHIP OF INDIANA

PLANNING COMMISSION

SEPTEMBER 22, 2021

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. This meeting was recorded on audio cassette.

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 AUGUST 25, 2021

Mr. Taylor said on Page 3, in the third paragraph, in the fifth sentence, the word "plant" needs to be changed to "plan". The sentence should state: "Mr. Curti asked if they plan to elevate the roadway."

Mr. Taylor made a motion, seconded by Mr. Geahry, to approve the August 25, 2021, regular meeting minutes as amended. Motion carried unanimously.

NEW BUSINESS

REQUEST FOR ZONING MAP CHANGE

Board Members were presented with a request for a Zoning Map Change by Craft Development Corporation for parcels they plan to acquire (known as Lot/Blocks #836-J-100, #835-M-55, #836-E-334, and #836-E-323), consisting of approximately 23.69 acres, which are located off of Bruno Drive. The properties are currently zoned "L/I - Light Industrial". They requested the properties be changed to "MDR - Medium Density Residential". Project Manager Grant Shiring from PVE was present to represent the applicant.

Mr. Slagle reviewed his letter dated September 16, 2021. It stated it is the understanding that if the applicant receives this requested Zoning Map Change, then they wish to come back in with a proposal to re-subdivide the properties into a 53 lot residential plan. Mr. Slagle's letter also stated that the applicant had previously requested the property be re-zoned to "VR - Village Residential", but since that time, they met with local residents, as well as people from the Homeowners Association of the adjacent Walnut Woods development, and came up with a more compatible zoning district alternative.

Nettie Owens of 109 Bruno Drive asked if the land can support the number of homes proposed, and the infrastructure involved with developing it. She also said

that if the Zoning Map Change was granted, and the property was changed to "MDR - Medium Density Residential", and the Craft Development Corporation decided not to proceed with their proposed development, then multi-units and other types of housing could then be permitted to be put in by a different developer.

Attorney Rebecca Auld said she represents the families that own the four parcels. She said they owned their parcels long before the Walnut Wood development was built. She said other developer's had previously looked into purchasing the land, and putting in developments that were much more dense than what Craft is proposing. She also said if the property stays zoned as "L/I - Light Industrial", she does not feel that the allowable uses are good for the residential area. Planning Commission Members agreed that they feel the "MDR" zoning would be a much better fit for the area.

Mr. Taylor made a motion, seconded by Mr. Miller, recommending approval of the Zoning Map Change Request by Craft Development Corporation. Motion carried unanimously.

It was noted that if the Board of Supervisors agrees to move forward with Craft's request, they will need to make a motion to approve advertisement for a Public Hearing to be held for the requested change at a subsequent Township Board meeting.

OLD BUSINESS:

AMENDMENTS TO THE NEWLY ADOPTED TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

Mr. Slagle handed out a copy of the proposed amended "Section 500.06 - Protection of Trees and Woodlands" of the SALDO amendment. He said the amendments to the SALDO are still under consideration. He asked that the Planning Commission review the proposed changes to this Section, and submit any comments they may have.

Mr. Slagle said when he developed the formula regarding tree replacement, he did not run a BETA-test. He said in certain areas of the Township, the cost to replace trees could run into a lot of money. Mr. Slagle said on the second page of his handout was an "Exhibit" from the Foxlane at Hartwood Development. If this development had to follow the calculations in the current SALDO, the Developer would have to come up with close to half a million dollars to pay for the Tree Replacement Fee on only 10 acres. Mr. Slagle said that he further analyzed the replacement tree formula and proposed that the tree survey in the plan be divided by a factor of 10, which would bring the monetary impact to a reasonable replacement fee, as outlined in the current redlined SALDO.

APPROVED

Mr. Slagle also noted the Township has a Timbering Ordinance in place, and if a developer wished, they could timber the entire parcel and remove all of the trees from an area, wait five (5) years as required by the Timbering Ordinance, and then come in with a proposal for a plan to develop the property to circumvent the SALDO. Mr. Slagle said this can be mitigated by changing the proposed formula for tree replacement. An excessive tree replacement fee would promote the complete destruction of trees by encouraging large tract property owners to harvest their trees, by defolaging the Township making the land more attractive to Developers to develop based on the current SALDO.

Mr. Curti said when they were re-writing the SALDO, the Hartwood Meadows Plan was being considered. He said they only had 20 % of trees to grade. However, when the Foxwood Lane development was proposed, and the number of trees were calculated, the figure increased dramatically. He said they realized that Section 500.06 of the SALDO needed to be reconsidered to see if a better formula could be used that would work for all types of developments in various places throughout the Township. Planning Commission Members agreed that there are a lot of different types of areas in the Township as far as the number of trees that are affected. Mr. Slagle said he agrees that there is no "one size fits all" and it varies according to the locations of proposed developments. He said he feels the formula of dividing the number of trees to be removed divided by 10 would work well. Mr. Rouggie asked if a stipulation could be considered if an area is empty of trees, such as a field, if a developer could be forced to add more trees to the area.

Mr. Slagle and Mr. Curti asked that the Planning Commission review this section, and submit any ideas and/or recommendations they may have, and then this can be considered at their next Planning Commission Meeting.

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 August 25, 2021 regular meeting.

ADJOURNMENT

Mr. Geahry made a motion, seconded by Ms. Lachina, to adjourn the September 22, 2021, Planning Commission Regular Meeting. Motion carried unanimously.

The meeting was adjourned at 6:31 p.m.

Jacquelyn A. Rouggie, Recording Secretary

APPROVED