# TOWNSHIP OF INDIANA

# PLANNING COMMISSION

**SEPTEMBER 23, 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.

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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, Township Engineer Daniel Slagle from Nichols & Slagle Engineering, and Solicitor Gavin Robb.

**REGULAR MEETING MINUTES OF AUGUST 26, 2020**

Mr. Taylor noted multiple changes that needed to be made to the "draft" minutes:

On Page 1, Paragraph 4, the word "Reorganization" should be changed to "***Regular***".

On Page 1, the very last sentence in the last paragraph, the word "ad" should be changed to "***add***".

He noted on Page 4, in the 5th paragraph, the word "***said***" is missing from the 3rd sentence.

On Page 5, in the 1st paragraph, the 3rd sentence should read "***Mr. Cooper said they intend to plant trees 15' apart***".

On Page 5, in the 3rd paragraph, the 4th sentence should read " ***Mr. Curti said a copy of the plans were submitted to them electronically on August 17, 2020***."

On Page 5, Mr. Taylor noted in paragraphs 3, 4, and 5, there were minor typos that needed to be corrected.

On Page 9, in the 4th Paragraph, 5th sentence, the word "site" needs to be changed to "***sight***".

***Mr. Miller made a motion, seconded by Ms. Lachina, to approve the August 26, 2020, Regular Meeting Minutes as amended. Motion carried unanimously.***

## DEVELOPMENT PROPOSALS

### ANGEL'S DISTRIBUTING (REVISED) - SITE PLAN

Commission Members were presented with a plan to build a new warehouse with 31,800 square feet of floor area, parking facilities, and two stormwater detention basins, on Lot 202 (4.7303 acres) of the Angel's Subdivision Plan. The property is located on the southern side of Blue Run Road, approximately 0.3 miles northwest of the intersection with State Route 910. The property is zoned "LI" Light Industrial. Robyn Brady from Hampton Technical Associates Inc. was present to represent the applicant Ralph Angel, who is the owner of Angel's Distributing Inc.

Ms. Brady said this land was subdivided a few years ago. Mr. Angel was going to build a larger building on this lot at that time, but it was too expensive. He is now proposing a smaller building to use for his existing business, which is located next door. Mr. Slagle said on September 14, 2018, the parcel that the existing Angel's Distributing is located on was subdivided into two lots. The plan was approved in December, 2018 by the Township Board of Supervisors. He said when the first Angel's Distributing Site Plan was approved, Mr. Angel agreed to dedicate a portion of land along Blue Run Road that has a bad bend to the Township to straighten it out. Mr. Curti suggested that Mr. Angel work with the Township Public Works Department to get the bend fixed now. He said this will save Mr. Angel 30' of earthwork. Ms. Brady said there are no plans at this time to do this, and asked when the Township would like to do this. Ms. Brady said they would like to break ground for the new warehouse in November, and if the bend is being worked on at the same time, it could make it harder to access the work area for construction of the new warehouse. Mr. Slagle said this issue could be brought to the Board of Supervisors' attention to remind them of this previously dedicated piece of property. Mr. Curti suggested the Traffic Impact Fee of $1,589.00 could be used towards the costs incurred by the Township for straightening the roadway. Mr. Slagle suggested Ms. Brady speak to her client about this project.

Mr. Slagle reviewed his letter dated September 15, 2020. He asked if there are any natural and/or artificial features that are not shown on the plan. Ms. Brady said there are not; they are all shown. Mr. Slagle said service availability letters need to be provided from all applicable utilities. Ms. Brady said they still have the ones from two years ago when the larger building was approved. Mr. Slagle said the screening on the plan is adequate. He said they are proposing to have a 12' high barrier composed of dirt. Ms. Brady said the proposed warehouse is 28' high. Mr. Slagle said screening of the dumpster must be provided in accordance with the Township Ordinance, perhaps by using a fenced in enclosure. Mr. Slagle said the location of the nearest fire hydrant needs shown. Ms. Brady said two hydrants already exist, and they are within 500' of the structure. Mr. Slagle said they need to get a letter from the local Fire Chief that this is adequate. Mr. Slagle said storm sewers must be a minimum diameter of 15" and have a minimum slope of 1%. Ms. Brady said the Developer is proposing to use a 12" pipe, and would like a waiver on this

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requirement.

Mr. Slagle said approval from the Deer Creek Drainage Basin Authority is needed for the proposed sanitary sewer design. Mr. Slagle said the Owner shall pay the required Indiana Township Roadway Impact Fee of $1,589/unit based on peak hourly trips from the proposed facility. Mr. Slagle reviewed Section 8 of the Township's Grading Ordinance regarding dust/dirt control on the roadways and the permitted hours of operation. He said the expiration date of a grading permit is one year from the date of issuance. Mr. Slagle also reviewed Section 13 regarding fill issues.

Mr. Slagle said if material is hauled to or from the site, a Township and/or State roadway bond will be required. Mr. Slagle asked if there are any protective covenants running with the land; Ms. Brady said there are not. Mr. Slagle asked if a Geotechnical Engineer Report has been completed; Ms. Brady said yes, and a geotechnical engineer will be on site during construction. Mr. Slagle said approval of the NPDES Permit for earth disturbances in excess of one acre needs to be provided by the ACCD/PaDEP. He also said the owner must enter into a Developer's Agreement with the Township and post all appropriate bonds.

Mr. Slagle next reviewed his letter dated September 15, 2020 regarding his Stormwater Management Plan Review. He said the wording on Page 9 indicating this is not in an MS4 area needs revised. He said the Outlet Structure Orifice elevation invert detail sheet for each storm event regulated needs to be provided. Mr. Slagle said two detention basins are being built, and the owner is required to establish with the Township a Special Stormwater Facility Management Fund of $16,000/basin for a 10 year period.

Ms. Brady said she has a letter from DCDBA regarding the stormwater piping. Mr. Curti noted the header on Mr. Slagle's first review letter needs to be corrected to read "September 15" instead of "September 11". Mr. Taylor questioned where the overflow of the detention basins will go. He said the water should be kept on the properties owned by Angel's Distributing and not flow onto other adjacent properties. Mr. Taylor noted the Stormwater Management Plan says the Site Plan is located in Hampton Township; he said it needs to be fixed to state it is in Indiana Township. Mr. Rouggie asked why a waiver is being given to make the pipe 12" instead of 15". Mr. Slagle said the pipe will remain private and he is not opposed to the smaller size.

***Mr. Taylor made a motion, seconded by Mr. Geahry, recommending APPROVAL of the ANGEL'S DISTRIBUTING (REVISED) - SITE PLAN, with the condition that the outstanding in the Engineer's Letters dated September 15, 2020 are addressed, and that the comments from Mr. Taylor are taken into consideration. Furthermore, the Developer shall work with the Township on***

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***the straightening of Blue Run Road, which they previously dedicated to the Township years ago. Motion carried unanimously.***

## OLD BUSINESS

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

Mr. Slagle said comments have been submitted by the Planning Commission and the Solicitor. He said he had a telephone meeting with the Solicitor and Mr. Curti to go over these comments. Mr. Taylor said he would like to see "Green Infrastructure" promoted. Mr. Robb reviewed the changes that have been made to the current version of the new SALDO with the Commission Members. He said during their telephone review earlier today, they were not able to cover all of the suggested comments due to time constraints. Mr. Robb said he feels the new Ordinance will be more user-friendly. He said a lot of the items in the SALDO are already covered under the MPC, so a lot of the extra verbiage can be deleted. Mr. Slagle agreed that parts of the proposed Ordinance are repetitious with the MPC but he feels by leaving related passages, then Developers will not skip areas that need to be addressed. Mr. Curti said he is fine with either taking the verbiage out or leaving it in.

Commission Members discussed what they liked about the new SALDO. Mr. Robb said the Planning Commission Members can make a recommendation tonight to pass the SALDO on to the Board of Supervisors if they wish. Mr. Slagle said he still feels that some items covered in the MPC should be kept in the Township's SALDO. Mr. Robb said during their telephone review of the changes today, due to time issues, they stopped their review at Chapter 500.

Mr. Taylor said he feels that the Ordinance should use only one term throughout the document when referring to the "Applicant"; he said as it stands, some places they refer to the "Developer" or "Owner" instead. He feels the term should remain consistent. Discussions were held regarding Traffic Impact Fees, and whether they should only be paid for PRD's and Multi-Subdivisions, and not Site Plans.

Mr. Robb continued reviewing changes that have been discussed. Mr. Rouggie asked what the plan of action is for the Commission to take tonight, since there are still comments and changes that need to be reviewed. Mr. Taylor agreed. Mr. Taylor suggested verbiage changes in future versions of the SALDO that they be colored, bolded, struck out, etc. to make it easier to find what is new.

Mr. Taylor said a new Stormwater Ordinance was adopted by the Township last year. He said he feels the use of "Green Infrastructures" should be included in the SALDO, as well as incorporating more MS4 issues into the Ordinance. He also said he would like to see the use of swales, rain gardens and other options incorporated. A discussion was held about the pro's and con's of these issues. Mr. Taylor said

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these are items that the State has indicated they would like to see. Sarah Hertweck, Township Supervisor, said these issues have been discussed at the North Hills Council of Governments.

Mr. Curti suggested that he, Mr. Slagle, and Mr. Robb continue reviewing the rest of the comments in the current version of the SALDO. He also agreed that anything added should "bolded" to make them stand out more. He suggested the SALDO could then be discussed further at the next Planning Commission meeting. Mr. Curti congratulated everyone on the work that they have done with the Ordinance so far.

Commission Members agreed that changes to the SALDO should be continued at its next meeting, thus giving time for the Engineer, Solicitor, and Mr. Curti to proceed with reviewing the document and incorporating any further changes and additions.

**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 August 26, 2020 regular meeting.

**ADJOURNMENT**

***Ms. Lachina made a motion, seconded by Mr. Taylor, to adjourn the September 23, 2020, Planning Commission Regular Meeting. Motion carried unanimously.***

The meeting was adjourned at 8:10 p.m.

***Jacquelyn A. Rouggie, Recording Secretary***

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