TOWNSHIP OF INDIANA

PLANNING COMMISSION

SEPTEMBER 25, 2019

A regular meeting of the Indiana Township Planning Commission was called to order at 6:00 p.m. by Vice Chairman Pat Miller with the Pledge of Allegiance. The meeting was recorded on an audio cassette.

APPROVED

ROLL CALL

The roll was called and Planning Commission Members present were David Geahry, Lisa Lachina, Pat Miller, and Michael Rouggie. Thomas Ceponis did not attend. Also in attendance were Code Enforcement Officer Jeffrey S. Curti, Recording Secretary Jacquelyn Rouggie, and Township Engineer Daniel Slagle from Nichols and Slagle Engineering *(who arrived at 6:10 pm)*.

REGULAR MEETING MINUTES OF AUGUST 28, 2019

Mr. Rouggie made a motion, seconded by Ms. Lachina, to approve the August 28, 2019, Regular Meeting Minutes as presented. Motion carried unanimously.

DEVELOPMENT PROPOSALS

RICHMONT ESTATES - PLANNED RESIDENTIAL DEVELOPMENT (PRD) - Amended (Tentative Approval)

Commission Members were once again presented with an Amendment to the Original Richmont Estates PRD to add Parcel #726-L-333 (0.9 acres) to Parcel 726-L-322 (12.7 acres) and a majority of Parcel 726-L-312 (21.2 acres) which was previously approved for 94 Lots. The new lots will consist of 4 single-family houses for a total of 98 dwelling units. The property is located on the eastern side of Rich Hill Road, approximately 0.4 miles north of the intersection with Jacoby Road. The property is zoned "MDR" Medium Density Residential. David Lucci, RLA, with Victor-Wetzel Associates, was present to represent the applicant, Richmont Estates LP.

Mr. Lucci showed a Power Point presentation of the area being added. He said the original Richmont Estates PRD development has already received final approval. He said the developer recently acquired a neighboring property and would like to add 4 more lots. He said this amended plan was tabled at the last Planning Commission meeting pending a response to the items contained in the Egnineer's letter dated August 14, 2019. Mr. Lucci said the Developer's Agreement is in place and the fees have been paid to the Township by the Developer.

Mr. Lucci said the width at the entrance to the plan has been widened to 29' to allow for school busses and parents parking close to the bus stop near Rich Hill Road. Mr. Curti and Mr. Lucci both said they are not sure if school busses will enter the plan or if there will only be one bus stop at the entrance to the plan. Mr. Curti said

an 80' cul-de-sac is being built at the end of the plan in case busses do go in and need to turn around. Mr. Slagle said he suggests that the pull-off area be wider where the mailbox cluster area is, not where the parents park their cars to pick up their children. Mr. Curti asked if they would extend this area to the intersection with Rich Hill Road. Mr. Lucci said they are proposing to add 9 more parking spaces. Mr. Curti said the roadway should be 29' and extended to Rich Hill Road. Mr. Rouggie asked if they are proposing sidewalks in this area; Mr. Lucci said yes, on both sides of the roadway. Mr. Curti suggested they lessen the paved roadway to 24' after passing the mailbox area and entering into the plan. He said it would be more aesthetically pleasing.

Mr. Geahry asked why they waited to purchase this other lot. Mr. Lucci said it was not for sale when the original Richmont Estates plan was presented. Mr. Slagle said a standard cartway is 21', with 24' foot paved and 18" wedged curbs. He said if it is made too large, cars tend to meander so he feels by making it 29' in this area, it could be unsafe. He said the first 50' of roadway coming into the plan should be 29', and then funneled down to the standard 24' cartway. Mr. Slagle said the area needs to be line painted and have cross hatches. Mr. Geahry noted a change was made increasing 3 cars being able to pull over to 6 cars.

Mr. Slagle reviewed his letter dated September 20, 2019. He said new plans had been submitted addressing many of the items. Mr. Slagle asked if there are any natural and/or artificial features that may impact this development that are not shown on the plans; Mr. Lucci said there are not. Mr. Slagle said the access road profile needs put on the plans for each detention basin showing the grade does not exceed 15%. He said the applicant is requesting a ***waiver*** from the density of the replacement trees in the amended area.

Mr. Slagle said the roadway section for new development shown on the plans need revised to comply with the typical roadway cross-section shown on the original approved plan. He said the roadway is now conflicting. Mr. Lucci said nothing has been changed from the original plan. Mr. Curti said the roadways of the original plans have already been approved by the Board of Supervisors. Mr. Slagle said they are amending it since the original plan was approved. Mr. Lucci said it was a mistake and he will make it match. Mr. Slagle said the developer should consider doubling the size of the pull-off area and narrowing the entranceway of the plan back to 24'. Mr. Lucci said they can add additional length. Mr. Slagle said the developer has indicated that an additional half-inch seal coat layer shall be installed over the proposed binder course until such time as the final wearing courses are installed.

Mr. Slagle said they are hitting a lot of ‘red-beds’ as they have been grading. Mr. Lucci said a Geotechnical Engineer is on site. Mr. Slagle said any springs encountered during construction shall be piped and connected to the storm water

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system or a natural water course.

Mr. Slagle said they need to provide an updated approval letter from Oakmont Water Authority. Mr. Lucci said he has been calling them but no one is returning his calls.

Mr. Slagle concluded his letter by reading the items that will be addressed during final approval. Mr. Rouggie questioned the seal coating on the roadway. Mr. Slagle said large trucks tend to beat up the roadway. Mr. Rouggie asked if the roads can not be taken over until the development is done. Mr. Slagle said the Township takes over the roadways when the plan is 80% built out. Mr. Curti asked if the seal coat was addressed in the original approved plans for the Richmont Estates PRD. Mr. Slagle said it was not. Mr. Curti said now the Engineer is adding this. Mr. Slagle said the developer agreed to this seal coat in lieu of paying the reconstruction fee of $30,000.
Mr. Curti asked why the 15% grade or the access roads to the detention plans are being discussed now; he said this should have been addressed in the original Plan. Mr. Curti said tonight's proposal is just a small amendment to the original plan, and it was not even part of the original plan. Mr. Slagle said this is a good time to tie up any loose ends.

Sarah Hertweck of 115 Berryhill Road, asked if there have been issues with landslides. Mr. Lucci said when they encounter "red beds", slides can occur and he explained to Ms. Hertweck what "red beds" are. Mr. Slagle said this is why a Geotechnical Engineer is on-site, to ensure no landslides occur. Mr. Lucci said soil testings are also done prior to digging. Mr. Slagle said at the end of the project, the Geotechnical Engineer must provide a signed and sealed report stating that no landslides will occur.

Cullen Higgins of 107 Allison Drive, expressed concerns regarding drainage issues near the pull-off areas at the plan's entrance. Mr. Lucci said the water run-off will be controlled with catch basins. Mr. Curti said he feels they are enhancing the entrance by elongating the pull-off area. Mr. Lucci said there will also be green space areas. Mr. Slagle asked who will maintain the green space; Mr. Lucci said the HOA.

Mr. Rouggie made a motion, seconded by Mr. Geahry, to recommend APPROVAL of the RICHMONT ESTATES - PLANNED RESIDENTIAL DEVELOPMENT (PRD) - Amended (Tentative Approval) conditioned upon satisfaction of the outstanding items in the Engineer's review letter dated September 20, 2019. These items include:

1. ***Put the access road profile on the plans for each detention basin showing the grade is not over 15%.***

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2. ***The applicant is requesting a waiver from the density of the replacement trees. Sheet C.112B on the plan needs to be reconciled with Sheets 3 and 5.***
3. ***Sheet 8 on the plan needs to be revised to comply with the typical cross-section shown on the original approved plan on Sheet C.301. The Developer has indicated that an additional half-inch seal coat layer will be installed over the proposed binder course until such time as the final wearing courses are installed.***
4. ***The proposed pull-off area near the mailboxes in the development needs to be doubled in length and the entranceway needs to be narrowed back to the required 24' width. Nine (9) more parking spaces will be added. Line painting and hatching also must be done.***
5. ***An updated approval letter for the water supply needs provided from the Oakmont Water Authority.***

Motion carried unanimously.

ADJOURNMENT

Mr. Geahry made a motion, seconded by Ms. Lachina, to adjourn the September 25, 2019, Planning Commission Regular Meeting. Motion carried unanimously.

The meeting was adjourned at 6:42 p.m.

Jacquelyn A. Rouggie, Recording Secretary

APPROVED