TOWNSHIP OF INDIANA

PLANNING COMMISSION

SEPTEMBER 28, 2022

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

The roll was called and Planning Commission Members present were David Geahry, Lisa Lachina, Patrick Miller, and Daniel Taylor. Michael Rouggie did not attend. Also in attendance were Recording Secretary Jacquelyn Rouggie, Township Engineer Daniel Slagle from Nichols & Slagle Engineering, and Solicitor Gavin Robb from Tucker Arensberg. Code Enforcement Officer Jeffrey S. Curti did not attend.

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MEETING MINUTES OF AUGUST 24, 2022

Mr. Miller made a motion, seconded by Ms. Lachina, to approve the August 24, 2022, regular meeting minutes as presented. Motion carried unanimously.

DEVELOPMENT PROPOSALS

HARTWOOD ACRES STABLES GREEN PARKING - SITE PLAN

Commission Members were presented with a site plan in Hartwood Acres Park consisting of constructing 43 green parking spaces and one underground Stormwater Management Facility. The property is zoned "AG" Agricultural. Landscape Architect Eric Brightman with Pashek MTR, Caleb Tabon, P.E., with C. Tabon Engineering, LLC, Andy Baechle, Director and Joel Perkovich, Landscape Architect, with the Allegheny County Parks Department, were all present to represent the Applicant, who is The Allegheny County Parks Department.

Mr. Brightman said the County wishes to add the 43 parking spaces near the stables in the Park, as well as add sidewalks. He showed pictures of their plans. Mr. Slagle said he originally looked at this project as falling under a Grading Permit Plan, but because of the Stormwater Facility being installed, it needs to be reviewed as a Site Plan instead. Mr. Brightman said the parking spaces are considered "green" because of the special material. He said grass can grow through the pavement. Mr. Slagle said he talked with representatives with the Allegheny County Conservation District. They advised him that the proposed material is considered impervious.

Mr. Slagle reviewed his letter dated September 15, 2022. He asked if any lighting is being proposed; Mr. Brightman said no. Mr. Slagle said the project needs to be in compliance with the Township's Stormwater Management Ordinance, and be included in the Township's Annual MS4 Program Report. He said Bonding will be required to be posted by the Applicant: a Performance Bond in the amount of $137,000 and a Cash Bond in the amount of $5,000.

Mr. Slagle said working hours are limited to 7:00 am - 6:00 pm daily, and no work can be done on Sundays or during legal holidays. Mr. Slagle said approval of the Site Plan is for one year. Mr. Brightman said they plan to start the project this year, if possible, and be completed by the Spring of 2023.

Mr. Slagle reviewed the "Standards for Fill", as per Section 13 of the Township' Grading Ordinance. Mr. Slagle said an opposing inlet at the entrance of the proposed parking facility needs to be provided. He said the minimum storm sewer diameter is 15", which they need to revise on their plans.

Mr. Slagle said if any material is hauled to or from the site, roadway bonds will need to be posted. He was told none is proposed. Mr. Slagle said the signature of an engineer, surveyor, or other qualified person preparing the plan is needed. Mr. Slagle said the County shall remain responsible for the operation and maintenance of the proposed underground Stormwater Management Facility; Mr. Brightman said the County will maintain the facility since it is on County property. Mr. Slagle said the Owner is required to establish a Special Stormwater Facility Management Fund of $16,000/ basin to defray the costs of inspecting and maintaining the facility for 10 years in accordance with the MS4 requirements. He said the Owner must enter into a Developer's Agreement with the Township, as approved by the Township Solicitor, and post all required bonds and escrows.

Mr. Miller made a motion, seconded by Mr. Geahry, to recommend approval of the Hartwood Acres Stables Green Parking Site Plan, with the condition that all items listed in the Engineer's review letter dated September 15, 2022 are completed. Motion carried unanimously.

BLUE RUN DEVELOPMENT - PLANNED RESIDENTIAL DEVELOPMENT (PRD) - Tentative Approval

Commission Members were once again presented with a plan to combine 4 parcels into one tract, totaling 23.69 acres, and then subdivide the property into 47 lots. The parcels are located between Blue Run Road and Bruno Drive. The properties are zoned "MDR" Medium Density Residential. Grant Shiring, with PVE, LLC, Attorney Hal Coffey with Clark Hill, Jim Kerins, P.E. with Stahl Sheaffer Engineering were present, as well as the Applicant and one of the principal owners of Craft General Pittsburgh, Luigi Buordolone.

Attorney Coffey said since their plan was presented at the August 24, 2022 Planning Commission Meeting, a "Trip Evaluation Report" was done by Stahl Sheaffer Engineering. He said they are proposing to build 47 Single Family Dwellings in the Plan. Mr. Coffey said according to the Township's Ordinance, a "Traffic Study" is not required to be done for plans with less than 50 units. He said the study indicated the Blue Run Development is expected to generate 504 total anticipated weekday daily trips (252 entering, 252 existing), 37 AM peak hour trips (10 entering, 27 exiting), and 49 PM peak hour trips (31 entering, 18 exiting). He said these figures are much lower than what is listed in the Township's Subdivision and Land Development Ordinance to warrant a "Traffic Study". Mr. Kerins said there is very little traffic generated in small developments. Mr. Coffey said this area was considered in the Township's Joint

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Comprehensive Plan with West Deer Township. He said if more development should come in the future, at some point a traffic light may need to be installed at the intersection of Blue Run Road and State Route 910, and be paid for with "Traffic Impact Fees", generated from developments.

Mr. Shiring said he met with Township Engineer Dan Slagle, and they reviewed updated plans after the last Planning Commission meeting. Mr. Shiring said most of Mr. Slagle's concerns were addressed. He said they previously were requesting a 5' side yard setback waiver; they have now increased it to 10'. Mr. Taylor noted in their "Narrative" they submitted, on Page 2, it still says they are requesting a 5' side yard set back. Mr. Shiring this was a typographical error.

Mr. Slagle said the Applicant is only seeking "tentative" approval for the concept of the overall plan. He said they will need to come back for "final" approval if "tentative" approval is given by the Board of Supervisors. Mr. Slagle said the Developer submitted updated Plans on September 17, 2022.

Mr. Slagle reviewed his letter dated September 22, 2022. He asked if there are any landslide prone areas, such as "Pittsburgh" Red Clay beds. Mr. Shiring said no. Mr. Slagle said service availability letters are needed from all of the utility companies; Mr. Shiring said they are waiting for them to come in. Mr. Slagle said two ***waivers*** have been requested: the side yard setback be reduced to 10' instead of 15', and the building spacing be reduced to 20' instead of 25'.

Mr. Slagle said the zoning type on the adjacent properties on Sheet C-200 needs provided. Mr. Slagle said a hydraulic analysis of existing storm sewer systems along Blue Run Road regarding adequacy to accept additional water flows from the development needs to be provided. Mr. Slagle said three (3) Stormwater Detention Facilities are proposed in the plan, and they will flow from one into the other. He said information regarding the piping structure will need to be provided during final approval. Mr. Slagle said the note that all service lines be installed prior to paving needs to be put on the plan; no roadway cuts will be permitted.

Mr. Slagle said they need to comply with the comment letter received from the Allegheny County Department of Economic Development, dated August 29, 2022. He also said approval from the ACCD/PaDEP of the NPDES Permit for earth disturbances is needed, as well as a planning module, to connect to the public sewer system prior to construction.

Mr. Slagle provided information regarding the roof collector lines, including the types of construction material. Mr. Slagle explained how the total Conservation and Environmental Fees were calculated to be $167,760; this figure will be confirmed prior to final approval of the plan.

Also, during final approval, sanitary sewer design approvals are needed from Deer Creek Drainage Basin Authority, and a letter from the local fire chief approving the fire hydrant locations is needed. In lieu of providing recreational facilities, the owner will need to pay a Recreational Fee of $825/dwelling unit, which needs to be updated on

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Sheet C-300 in the plan. A Township Roadway Impact Fee of $1,686/dwelling unit will also need to be paid to the Township. The Developer must pay a Special Purpose Stormwater Management Fee of $16,000/basin.

Mr. Slagle said roadway bonds will need posted if the material is hauled to or from the site; Mr. Shiring said the property is balanced. The signature of a qualified person preparing the plan is needed on the final set of plans. Mr. Slagle said the HOA shall own and maintain the open space areas. The Developer will be required to enter into a Developer's Agreement with the Township, that is acceptible to the Township Solicitor, post all bonds, and pay all fees and escrows. Mr. Slagle reviewed his Stormwater Management Plan Review letter dated September 22, 2022, and summarized the requirements that need to be addressed in accordance with the Township's Stormwater Management Ordinance #230.

Mr. Taylor said it appears that Lot #47 extends into the buffer zone; Mr. Shiring said he will fix this.

The meeting was then opened for Public Comment. Rich Miller of 145 Bruno Drive, said he is representing the residents in the adjacent Walnut Woods plan. He said he is not against development. He said he was under the impression that a full "Traffic Study" would be done. He asked if the Planning Commission Members saw the study that the Developer had done instead. Mr. Miller said he feels a "Traffic Study" should be done, whether one is required by the Township Ordinance or not. He said he does not feel the levels shown in the study the developer had done are good. He also pointed out that the developer is asking for two waivers from the Township's Ordinance requirements. Mr. Miller said he feels that another meeting should be held between the developer and the residents of Walnut Woods to discuss the impact of the traffic that will be generated by the plan. He said he feels this would be a friendly thing for the developer to do with the current residents. He said the Planning Commission just received the information regarding the traffic impact this evening, and he does not see how they can make a vote on the plan without further review. He said it would take 6-8 weeks for a full-fledge "Traffic Study" to be completed. Mr. Miller is not asking for the development to be stopped; he just feels everyone needs more information and time to discuss the plan. Mr. Miller also said he did not see a copy of the "trip study" that the Developer had done.

Mr. Geahry asked what a "Traffic Study" is. Mr. Slagle said according to the Township's SALDO, if a development consists of 50 lots or more, a "Traffic Study" needs to be done. Because this Plan consists of 47 lots, one is not required. He said "Traffic Studies" are done by a Transportation Engineer that specializes in performing these types of studies. Mr. Slagle said the cost to have a "Traffic Study" done is usually around $15k - $20k. Mr. Kerins said this plan is considered to be low- impact, and usually only the people that live in the development impact most of the traffic coming in and out of the plan. Mr. Slagle said with the plan having only 47 homes, they would never exceed the 100 peak hourly trips, as specified in the Ordinance. He said he asked the Developer to have an independent Engineer do a Traffic Analysis. The results came in well below the peak hourly trips which would warrant a full "Traffic Study" needing to be done. A discussion was held about traffic studies and how growth

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effects traffic. Mr. Miller said there is an Engineer that lives in Walnut Woods and he would like to have him review the information in the Traffic Analysis that the Developer presented. He would like to have it reviewed by this Engineer prior to the Planning Commission taking any further action on the plan. Mr. Taylor said a Public Hearing is required to be held and this issue could be discussed then. Mr. Miller said he did not agree; he feels the Planning Commission should delay making a decision on the plan for now. Attorney Coffey said the plan is below the threshold of the Ordinance requirements. He said if the Planning Commission has questions, the representatives of the Developer would be happy to answer them. Mr. Miller said he does not feel it is unreasonable to delay making a decision on the plan until the analysis is reviewed further. Township Solicitor Robb said this is not a "Cross Examination" issue. Mr. Taylor said he does not feel it is necessary to hold off on making a decision. He said there is a "time-clock" for making decisions from the date of submission to avoid a plan being "deemed approved". He said he does not feel they have the authority to force the Developer to have a "Traffic Study" done when it is not required by the Ordinance. Solicitor Robb said Mr. Miller had spoken long after the 5 minute time limit for his Public Comment. Mr. Robb said the Developer filed his Application on August 10th. He said the Township has 60-days from this date to hold a Public Hearing for comment on the application. He said they are anticipating to hold this hearing in mid-November. He said he does not feel there is a need at this point to hold the development up any longer. Mr. Miller said he does not agree. Attorney Coffey said the Developer would like to proceed so a Public Hearing can be held; he said that gives people plenty of time to review what documentation has been submitted. Mr. Robb said he agreed, and said all of this information is open for public review during regular business hours at the Township Building. Mr. Taylor reminded everyone this is only an Advisory presentation at this point.

Mr. Buordolone said he is one of the partners of the Developer, the Craft Organization. He said they have been working for a long time to get this development built; it has been over a year now. He asked why these questions are just now coming up regarding traffic issues. He said he had meetings with the neighbors to listen to and try to address their concerns. He said when they originally requested a change in the zoning of the properties, they initially wanted it to be changed to a "VR" zoning district, but instead changed it to an "MDR" zoning district because that was what the people said they preferred. Mr. Buordolone said he and his representatives have made changes to their plans, and met with the residents to put in a Development that would make everyone happy. He said he is willing to share any information that is asked of him prior to the Public Hearing. He asked that the Planning Commission please keep the development proposal moving on. He added that a professional firm was used to do the Traffic Analysis, which he was not required to do. Mr. Taylor said he feels the Planning Commission Members have been considerate in listening to both sides of the concerns of both the residents and the developer. He pointed out that the traffic analysis that was done did show the number of trips were well below what was allowed by the Ordinance before a full "Traffic Study" would have to be done. Mr. Miller asked if the Commission would be open to asking the Developer to submit another time extension.

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Yolanda Wargo of 103 Berg Drive, said she is one of the property owners of the four parcels, and she represents her family members that own the other ones that are being purchased by Craft for the development. She said she feels there is no way to satisfy the residents. She said they keep finding reasons to not approve the Development. She said the only residents complaining are from the Walnut Woods Plan; she said nobody from the older, adjacent Indianola-area homes have come in to voice any complaints against the proposal. She said it does not seem fair for the residents of Walnut Woods to be controlling everything the Developer attempts to do.

Mr. Miller said he feels that if a full "Traffic Study" is agreed to by both parties, it would make everyone feel better about the development's impact to the existing neighborhood. Mr. Taylor said he does not feel the Planning Commission has the right to force the Developer to do a full "Traffic Study" if it is not required by the Ordinance. Commission Member Pat Miller asked what area is so concerning to Mr. Miller about needing such a study done. Mr. Miller said the sharp bend on Bruno Drive. Mr. Taylor asked why the mailbox CBU's are not shown. He said he also thought two pull-off areas were being provided. Mr. Shiring showed him on the plans where they were both located. Mr. Taylor said he thinks larger pull-off areas are needed; Mr. Shiring said they did not have a problem making them bigger. Mr. Taylor said he feels the plan should be forwarded on to the Board of Supervisors, with consideration for the "Traffic Study"as submitted, and not hold the plan up any longer. The other Commission Members agreed. Mr. Taylor said to be sure all lighting is "Dark Sky Compliant". Commission Members agreed they are okay with granting the two waivers requested by the Developer. Mr. Taylor suggested Fire Retardant materials for building the homes be used since they would be closer together. Mr. Shiring showed him a section from the I.B.C. and said they will comply with it. Attorney Coffey said they are not comfortable with it being part of the Planning Commission's recommendation to the Board of Supervisors to consider requiring a full "Traffic Study".

Mr. Robb said if a motion is made to recommend approval to the Board of Supervisors, it would be to approve the plan contingent on the Engineer's letters dated September 22, 2022, enlarging the two pull-off areas, consider requiring the Developer to perform a "Traffic Study" but NOT subject to doing one; he said it is unusual to include the requirement of a "Traffic Study" in the motion when it is not required in a plan such as this. Attorney Coffey said he does not feel the consideration of a "Traffic Study" is warranted to be part of the motion. Mr. Robb said a letter to the Board to CONSIDER a "Traffic Study" could be submitted, but not to make it part of the official motion itself. Mr. Taylor suggested that it could be a "foot note" but not part of the actual motion that the residents of Walnut Woods would like the Board of Supervisors to consider asking the Developer to have a "Traffic Study" done. Mr. Miller asked why it should not be a part of the motion. Mr. Robb said by doing so, it would just be "muddying the waters". Mr. Miller began repeating his reasons again as to why he feels it should be part of the motion. Mr. Taylor struck the gavel and said he feels the subject has been discussed enough; there is no reason to keep going over the same issue again and again.

Engineer Slagle and Solicitor Robb took a brief break from the meeting for a discussion. They returned to the dias and the meeting resumed. A discussion was held between them and the Commission Members as to what the motion should be.

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Mr. Miller made a motion, seconded by Mr. Taylor, recommending APPROVAL of the "BLUE RUN DEVELOPMENT PLANNED RESIDENTIAL DEVELOPMENT (PRD) - Tentative Approval" with the condition that the outstanding items in the Engineer's review letters dated September 22, 2022 are addressed. Also, additional conditions include expanding the pull off areas, approval of the requested modifications by Developer, and the Board consider the "Traffic Evaluation" that was presented by the Developer. Motion carried unanimously.

Mr. Taylor said the next procedure is to schedule a Public Hearing for the Plan. Mr. Robb said they will work on dates that are available and within the time frame restrictions. The Public Hearing will be scheduled to held within the next two months.

The Planning Commission Members made a request to the Board of Supervisors to permit advertising for a Public Hearing to be held for this Plan, in accordance with the Township's Zoning Ordinance for PRD's.

OLD BUSINESS

REVISIONS TO THE PRD SECTION OF THE TOWNSHIP'S ZONING ORDINANCE #368

Mr. Taylor asked what the status of modifying the PRD section of the Zoning Ordinance is? Mr. Slagle said a draft would be ready for the October meeting for consideration by the Planning Commission.

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 24, 2022 regular meeting.

ADJOURNMENT

Ms. Lachina made a motion, seconded by Mr. Geahry, to adjourn the September 28, 2022, Planning Commission Regular Meeting. Motion carried unanimously.

The meeting was adjourned at 7:24 p.m.

Jacquelyn A. Rouggie
Recording Secretary

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