TOWNSHIP OF INDIANA

PLANNING COMMISSION

FEBRUARY 24, 2021

A reorganization meeting of the Indiana Township Planning Commission was called to order at 6:00 p.m. by Senior Member Patrick Miller 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, 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.

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REORGANIZATION

Mr. Miller made a motion, seconded by Mr. Geahry, to appoint Michael Rouggie as Chairman and turned the gavel over to him. Motion carried unanimously.

Mr. Rouggie made a motion, seconded by Mr. Miller, to re-appoint Patrick Miller as Vice Chairman, to re-appoint David Geahry as Board Secretary, and to re-appoint Jacquelyn Rouggie as Recording Secretary for 2021. Motion carried unanimously.

MONTHLY MEETING DATES

Mr. Taylor made a motion, seconded by Mr. Miller, that monthly meeting dates remain the same: the fourth Wednesday of each month at 6:00 pm, with the exception that the November meeting, which will be held on November 17th due to the Thanksgiving Holiday, and the December meeting, which will be held on December 15th due to the Christmas Holiday. Motion carried unanimously.

MEETING MINUTES OF NOVEMBER 18, 2020

Mr. Geahry made a motion, seconded by Mr. Miller, to approve the November 18, 2020, regular meeting minutes as presented. Motion carried unanimously.

DEVELOPMENT PROPOSALS

DIAMOND MULCH: WASTE TRANSFER STATION - SITE PLAN

Commission Members were once again presented with a site plan consisting of a new waste transfer station, an asphalt parking lot, and a detention basin to be built behind the existing Diamond Mulch Facility. The property is located south of McClellan Road in Indianola, on Hershey Road, approximately 0.2 miles east of the intersection with State Route 910. The property is zoned “LI - Light Industrial”. Applicant and owners of Diamond Mulch Ed and Nancy Vogel were present, as well as David Smith, General Manager of Seneca Landfill/Vogel Holdings.

Mr. Smith showed a video of how a transfer station they currently own operates, and explained the process. He said it is a very clean facility. Mr. Curti asked if regular garbage trucks come in, and how many trucks can they handle. Mr. Smith said typically three garbage trucks can fill one large trailer for hauling out. Mr. Slagle said smaller

trucks come in, the waste is packed into large trucks, and then hauled to a landfill. Mr. Rouggie said he feels this is beneficial to save time. Mr. Smith said this facility will be a benefit to residents, small businesses, etc. to save them time from having to haul directly to a landfill. Mr. Slagle said this can also be a "hub" for other municipalities to utilize. Mr. Curti asked how close other Transfer Stations are. Mr. Vogel said they own one in Mars. He added that contractors find Transfer Stations to be a big time saver as well. Mr. Curti asked if other garbage companies can use the Station. Mr. Vogel said they have not shown much interest in the past to use the Stations. Companies such as Waste Management already have large trucks for residential pickup. Mr. Vogel said these stations are useful to municipalities to use for disposing of illegally dumped items.

Mr. Curti said he took part in a conference call with PennDOT representatives regarding an upcoming closure of Route 910. It is scheduled to be closed for 4 to 5 months in 2022, near the intersection of Route 910 and Indianola Road, for a bridge replacement. Mr. Slagle asked what type of waste will be accepted. Mr. Smith said just about everything, including garbage, demolition debris, recyclable items, etc. Mr. Slagle asked how long the garbage is held before being hauled away. Mr. Smith said usually hourly until the end of the business day. He said after the last load is taken away, the facility is entirely cleaned up after each day. Mr. Smith said the entire building is completely enclosed and it is ventilated by fans and vents, in accordance with DEP regulations. Mr. Slagle asked if the County Health Department watches over the facility as well. Mr. Smith said they are mainly regulated by the DEP. Mr. Vogel said that Allegheny County does help regulate at times, so that municipalities do not need to inspect the facility. Mr. Curti asked if they receive an actual Permit from the DEP to operate; Mr. Smith said they do. They also have an "Operations Plan" in place. Mr. Slagle asked if they are selective of the types of waste they take, such as flammable materials. Mr. Smith said there are regulations in place with the DEP, as to what they collect and how the items are disposed of.

Mr. Slagle asked how many truckloads a day they anticipate taking out each day. Mr. Smith said he believes about 18 during peak hours; he offered to supply a report from the Mars facility showing what they generate. Mr. Taylor asked if the Traffic Study that was done in 2019 was for a waste transfer station. Mr. Vogel said their DEP Permit has a limit on the number of vehicles hauled out daily; if they violate this, they could get fined. Mr. Rouggie asked if they take hard to dispose of items, such as televisions, tires, etc. Mr. Smith said they do, for a "flat rate" fee. Mr. Smith said the facility is useful for residents who have excessive garbage. Mr. Vogel said they would also be acceptible in holding a "Spring Clean Up Day" for Township residents.

Ed Banks, who is with the Dorseyville V.F.D., asked if the building will be sprinklered. He also asked where the nearest fire hydrant is located. Mr. Slagle said these issues are covered in his review letter. Mr. Banks asked if they encounter rodent problems at their other facilities. Mr. Smith said they do not. He said the facility is completely cleaned out every day. Mr. Vogel said this helps control any vermin. Mr. Banks asked what the operating hours will be. Mr. Vogel said they are permitted to be open 24 hours, in case there are any emergencies, but they usually are flexible with their operating times, according to what is needed. Mr. Curti said the need for sprinklers will

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depend on the type of construction of the building. Mr. Vogel said it will be a sealed concrete and steel building.

Mr. Slagle reviewed his letters dated February 19, 2021. He asked if there are any natural and/or artificial features not shown that may impact the site; Mr. Smith said no. Mr. Slagle said they need to get updated letters from the water and sewer authorities that they can service the facility. Mr. Smith confirmed the landscaped trees and shrubs on the Little Deer Creek side of the plan are existing. Mr. Slagle said a confirmation letter is needed from the Fire Marshall regarding the circumferential access for firefighting equipment. Mr. Curti said the Rural Ridge V.F.D. Chief is good with the plan. Mr. Slagle said a Traffic Study needs submitted. He also said the owner will be required to pay the Indiana Township Roadway Impact Fee of $1,589 per peak hourly trips from the proposed facility.

Mr. Slagle said approval from the sewage authority for the force main design needs provided. He said the nearest fire hydrant is 1,400' from the site; he said a hydrant must be placed within 600' from the site. Mr. Slagle said the storm sewers invert elevation needs confirmed. He said the height of the building is 38'. Mr. Slagle said the applicant is requesting a ***waiver*** on the required parking spaces because most of the traffic is “flow-thru” only. Mr. Slagle said the signs must be constructed according to Township standards. He also said all graphic scales and distances need confirmed.

Mr. Slagle said the plan is currently being reviewed in accordance with the Stormwater Management Ordinance. He said detailed design of the proposed retaining wall needs provided. Mr. Slagle said they need to confirm with Allegheny County that the bridge they own on McClellan Road can handle their weight limits. Approval from the Allegheny County Conservation District/PaDEP is needed for earth disturbances in excess of one acre. The Owner must enter into a Developer’s Agreement with the Township and post all appropriate bonds.

Mr. Slagle reviewed his Stormwater Management letter. He said the proposed stormwater facilities must encourage natural infiltration. He said the Owner will be responsible for operating and maintaining the Stormwater Facility and provide annual Plans and inspection reports to the Township in accordance with MS4. He said the Owner must post the Stormwater Management Fund Fee in the amount of $16,000/basin.

Mr. Geahry said he understands the request for a waiver for the parking spaces since it is mainly a drive-through operation. Mr. Curti said very few workers will be onsite. Mr. Taylor asked if the building will be insulated to control noise from neighboring homes. Mr. Vogel said none was proposed, but he could look into it. Mr. Geahry noted that concrete walls help to alleviate noise levels. Mr. Taylor said there were problems in the past with noise at nearby Allegheny Steel Distributing. Mr. Taylor asked if the trucks will “beep” when backing up. He was told that most commercial trucks have backup beepers. Mr. Taylor expressed concerns about the Detention Basin possibly flowing into Deer Creek and also asked how they plan to ensure that garbage does not end up spilling onto the roadway. Mr. Smith said there is a “spill-plan” in place to protect the creek; this is part of the NPDES Permit. Mr. Vogel said as for garbage, the

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roadway will be monitored as closely as possible.

Mr. Slagle asked about the sewage letter from DCDBA for the Leachate Tank for the garbage water. Mr. Smith said this is also part of the DEP Permit; water will be collected into a tank, then pumped out and removed from the site. Mr. Rouggie questioned the height of the building being over the maximum of 35'. Mr. Slagle explained the Zoning Ordinance allows up to 45' in height due to their setbacks. The proposed building will only be 38' high.

Mr. Rouggie asked Mr. Slagle if he had any major concerns with the proposal. Mr. Slagle said the main issues are mostly 3rd party items. He said they also have requested from the DEP to be allowed to operate 24/7 if they need to. He said the actual hours of operation need to be defined. Mr. Rouggie said he feels the location is good because the facility is already surrounded by industrial-types of businesses. Mr. Curti agreed. Mr. Taylor asked if in several years they do not like the facility and end operations, if they would need to come back to the Planning Commission if another type of operation is considered. Mr. Slagle and Mr. Curti said they would. Mr. Curti said different types of use are regulated by the Building Code.

Mr. Miller made a motion, seconded by Ms. Lachina, recommending the DIAMOND MULCH WASTE TRANSFER STATION SITE PLAN be approved with the condition that any outstanding items in the Engineer's review letters dated February 19, 2021, be addressed. The outstanding items include:

1. ***Provide updated water and sewer service availability letters.***
2. ***Provide a Traffic Study, signed and sealed by a professional traffic Engineer.***
3. ***Pay the required Indiana Township roadway impact fee of $1,589/unit based on the peak hourly trips from the proposed facility.***
4. ***Provide current approval from the Deer Creek Drainage Basin Authority for the proposed force main design.***
5. ***Provide a fire hydrant within 600' of the proposed waste transfer facility.***
6. ***Confirm the storm sewers invert elevation.***
7. ***A waiver for the required number of parking spaces is being requested by the applicant. In accordance with the Township Ordinance, 50 parking spaces would be required. However, since there will be mostly "flow-thru" traffic at the facility, and very little parking will be required, the applicant is requesting a lesser number of spaces.***
8. ***Confirm that the existing signs along State Route 910 and Little Deer Creek were constructed in accordance with Township Standards.***
9. ***Confirm all graphic scales and distances.***
10. ***Provide detailed design of the proposed retaining wall located at the rear of the building.***
11. ***Confirm with Allegheny County that the existing bridge on McClellan Road, which they own and operate, is capable of handling loads of 204,000 pounds.***
12. ***Provide Allegheny County Conservation District/PaDEP approval of the NPDES Permit for earth disturbances in excess of one acre.***

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13. ***The Owner must enter into a an acceptible Developer's Agreement with the Township and post all escrows and bonds.***
14. ***The proposed stormwater facilities shall encourage natural infiltration of the stormwater.***
15. ***The Owner shall be responsible for operating and maintaining the proposed Stormwater Management Facility, and provide annual Operation and Maintenance Plans and inspections on an annual basis to the Township.***
16. ***The Owner must post a Special Stormwater Facility Management Fund Fee in the amount of $16,000/basin to defray the cost of inspection and maintaining the facility for a period of 10 years.***
17. ***The Applicant requested that the hours of operation can be 24/7.***

Motion carried unanimously.

OLD BUSINESS

RECOMMEND APPROVAL OF THE FINAL "DRAFT" OF THE TOWNSHIP'S SUBDIVISION AND LAND DEVELOPMENT ORDINANCE (SALDO)

Mr. Slagle said some minor changes have been made to the SALDO since the Planning Commission recommended approval to the Board of Supervisors at their October, 2020 meeting. Mr. Rouggie asked if any of the content has changed. Mr. Curti said no; mainly typos were corrected and some minor verbiage was changed. Mr. Taylor previously submitted an email to the other Planning Commission Members and Mr. Curti, with a list of some recommended changes. Mr. Slagle said he will review them. Mr. Curti said he was told by the Township Solicitor that the Planning Commission needed to review the latest version of the SALDO and make a recommendation to the Board of Supervisors. Mr. Curti said he feels it is a good document and said a lot of time was put into it by all.

Mr. Taylor made a motion, seconded by Mr. Geahry, recommend approval of the final "draft" version of the Township's Subdivision and Land Development Ordinance (SALDO), and to incorporate any minor changes that have been submitted. Motion carried unanimously.

CORRESPONDENCE

2020 PLANNING COMMISSION ANNUAL REPORT

Each Commission Member received a copy of the Planning Commission's Annual Report for 2020.

ADJOURNMENT

Ms. Lachina made a motion, seconded by Mr. Geahry, to adjourn the February 24, 2021, Planning Commission Reorganization Meeting. Motion carried unanimously.

The meeting was adjourned at 7:10 p.m.

Jacquelyn A. Rouggie
Recording Secretary

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