TOWNSHIP OF INDIANA

PLANNING COMMISSION

JANUARY 22, 2020

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, Patrick Miller, Michael Rouggie, and newly appointed Member for the Middle Road District Daniel Taylor. Lisa Lachina did not attend. Also in attendance were Recording Secretary Jacquelyn Rouggie and Township Engineer Daniel Slagle from Nichols & Slagle Engineering. Code Enforcement Officer Jeffrey S. Curti also did not attend.

APPROVED

REORGANIZATION

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

Mr. Geahry made a motion, seconded by Mr. Rouggie, to re-appoint Patrick Miller as Vice Chairman. Motion carried unanimously.

Mr. Miller made a motion, seconded by Mr. Rouggie, to appoint David Geahry as Board Secretary. Motion carried unanimously.

Mr. Miller made a motion, seconded by Mr. Geahry, to re-appoint Jacquelyn Rouggie as Recording Secretary for 2020. Motion carried unanimously.

MONTHLY MEETING DATES

Mr. Miller made a motion, seconded by Mr. Taylor, 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 18th due to the Thanksgiving Holiday, and the December meeting, which will be held on December 16th due to the Christmas Holiday. Motion carried unanimously.

MEETING MINUTES OF DECEMBER 18, 2019

Mr. Miller made a motion, seconded by Mr. Geahry, to approve the December 18, 2019, regular meeting minutes as presented. Motion carried, with Mr. Taylor abstaining because he did not attend that meeting.

DEVELOPMENT PROPOSALS

WASSELL - SIMPLE SUBDIVISION *(Lot Line Revision)*

Commission Members were presented with a lot line modification/subdivision of 1.77 acres into Lot 1 (1.21 acres) and Lot 2 (0.55 acres). The property is located on the easterly side of Rosedale Road (private), approximately 0.13 miles north of the intersection with Jacoby Road. The property is zoned "MDR" Medium Density Residential. Bob DeGlau, PLS, from All-State Mapping, represented the applicants Theodore and Tammy Wassell.

Mr. DeGlau said the applicants own this lot, as well as an adjacent lot. He said they would like to move the lot line 20' so they can put an addition onto their home and not encroach into any setbacks. The Wassell's intend to continue to own both lots. Mr. DeGlau said all easements and rights-of-way are shown on the plan.

Mr. Slagle said he initially reviewed the plans and generated a letter dated December 16, 2019. He said since that time, revised plans were re-submitted and he did a new review letter dated January 16, 2020. He asked if there were any natural and/or artificial features on the property that are not shown on the plan; Mr. DeGlau said no. Mr. Slagle said the typo on the plan for the Deed Reference, as noted by the Allegheny County Economic Development in their review letter dated January 9, 2020, has been fixed. Mr. Slagle said it appears there may be an error in the size of each lot as indicated on the plan, and asked Mr. DeGlau to confirm the lot size.

Mr. Slagle said after his first review of the plan that was submitted, he was able to work with Mr. DeGlau to address most of his concerns, and that Mr. DeGlau resubmitted plans in a very efficient manner.

Mr. Taylor made a motion, seconded by Mr. Miller, recommending the WASSELL - SIMPLE SUBDIVISION (Lot Line Revision) be approved with the condition that any outstanding items in the Engineer's review letter dated January 16, 2020, be addressed. The outstanding items are:

1. ***Comply with any comments in the Allegheny County Economic Development letter dated January 9, 2020.***
2. ***Confirm the area of each lot.***

Motion carried unanimously.

APPROVED

OLD BUSINESS

MISCELLANEOUS DEVELOPMENTS

Mr. Slagle said the Developer of the Foxwood Trail PRD has indicated they plan to submit for Final Approval at the Planning Commission's February meeting.

Also, Mr. Slagle said he and Mr. Curti had several advisory meetings with Developers regarding the final phase in the old Hartwood Meadows Plan, which is located off of Saxonburg Boulevard. Phase 4 of this development was never completed by the initial Developer.

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

Mr. Slagle said he has had meetings with Mr. Curti to discuss updates to the existing SALDO. Mr. Taylor asked when they feel it will be ready for the Planning Commission's review. Mr. Slagle said possibly as early as the March or April meeting. Mr. Rouggie asked why this is being done. Mr. Slagle said the current SALDO is very outdated, and there are numerous amendments that need to be made to get it up to date. He said a lot of areas of the Ordinance need tightened up. Mr. Rouggie asked if this will help put restrictions on the number of waivers that recent developers have requested. Mr. Slagle said trees, cul-de-sac lengths, and steep slopes are three major areas that need to be addressed. There are also a lot of other items that will be looked into as well. Mr. Taylor said when he was a Township Supervisor, the Board indicated they did not like the amount of waivers Developers were requesting. He said they also felt there were a lot of inconsistencies between the SALDO and the Township's Zoning Ordinance.

CORRESPONDENCE

LETTER OF RECOMMENDATION TO BOARD OF SUPERVISORS

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 December 18, 2019, regular meeting.

ADJOURNMENT

Mr. Miller made a motion, seconded by Mr. Geahry, to adjourn the January 22, 2020, Planning Commission Reorganization Meeting. Motion carried unanimously.

The meeting was adjourned at 6:15 p.m.

Jacquelyn A. Rouggie
Recording Secretary

APPROVED