TOWNSHIP OF INDIANA
PLANNING COMMISSION

SEPTEMBER 27, 2023

The 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 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 Jennifer Fulton, Township Engineer Daniel Slagle from Nichols & Slagle Engineering, and Gavin Robb, Esq. from Tucker Arensberg attorneys.

MEETING MINUTES OF JUNE 28, 2023

Mr. Taylor made a motion, seconded by Mr. Miller, to approve the June 28, 2023, Regular Meeting Minutes as presented. Motion carried unanimously.

DEVELOPMENT PROPOSALS

LHOTA PLAN OF LOTS – MINOR SUBDIVISION (DISTRICT #4 – MIDDLE ROAD)

The LHOTA plan of lots is located off Dennis Drive in a "MDR (Medium Density Residential) Zoning District. The plan consists of subdividing a one-acre lot into 2 lots. No one was present to represent the subdivision. Mr. Slagle said this request was for a simple subdivision. A copy of the plans, developed by MDM Surveyors & Engineers LLC, was received on September 13, 2023. The only means to get sewage to the lots is by installing a grinder pump. The developer did not put in the plans where the sanitary sewer and the water lines are located. There were no contour lines on the plan itself. The area was aerially flown by the engineer, and the developer was provided with an AutoCAD drawing of what should have been put on the plan. There were a couple of covenants missing that need to be corrected. Typically we have the developer put in this tabulation that just declares which utilities would be on the property. A grinder pump will be required. The necessary tap-in fees will need to be paid to both ALCOSAN and the Township. The developer needs to include a statement that reads "the Township by approving this subdivision does not take on any responsibilities regarding environmental matters. The developer needs to get all their 3rd-party approvals after which a building permit can be issued.

Mr. Rouggie asked if anyone from the public would like to make a comment. No comment was received from the public.

Mr. Miller made a motion, seconded Mr. Geahry, to recommend that the LHOTA PLAN OF LOTS – MINOR SUBDIVISION – be APPROVED conditioned upon compliance with the Engineer's letter dated September 22, 2023. Motion carried unanimously.

OLD BUSINESS

REVISIONS TO THE PRD (Planned Residential Developments) SECTION OF THE TOWNSHIP'S ZONING ORDINANCE #368

Mr. Robb reviewed a motion passed at the BOS meeting held in August of 2023. The motion was to send the PRD Section of the Township's Ordinance back to the Planning Commission. There were four different conditions the BOS would like the Planning Commission to review:

1) **Evaluate the list of written suggestions including those of Chris Capone.** Mr. Robb said the list of written suggestions was in the Planning Commission's packets. The written suggestions primarily related to the way density is handled in the PRD Section of the Zoning Ordinance.
2) **Any recommendations made should include the rationale including consideration of the:**
   - **(i) Future outlook of the Township;**
   - **(ii) Impact on emergency services;**
   - **(iii) Tax burden;**
   - **(iv) Road maintenance;**
   - **(v) Storm water; and**
   - **(vi) Utilities**
3) **Evaluate the Pros and Cons of eliminating PRD's overall and within each voting District.**
4) **Evaluate the Density and Open Spaces in PRD's.**

Mr. Slagle suggested that Mr. Curti, Mr. Robb, and himself have a conference call to go over some of the items. Mr. Taylor suggested that each of the Planning Commission members provide their input on the topics covered and send them to Mr. Curti a week or so before the next Planning Commission meeting.

Mr. Taylor addressed Mr. Capone, who was at the meeting, where he pointed out a conflict of information relating to tables for West Deer Township that was provided to the Planning Commission. Mr. Capone said he agreed there were some discrepancies between tables. Discussion ensued as to what the surrounding areas have in their ordinance for comparison purposes. Mr. Capone said all the ordinances for the surrounding areas can be found on their website or on an online service called eCode360. Mr. Slagle brought up a Supreme Court case reducing the constraints on wetlands.

Mr. Robb asked members of the public to provide comments at this time.

Jonathan Neumann, 222 Chatham Lane

DRAFT

Mr. Neumann mentioned the vote at the August BOS meeting regarding the PRD Section of the Township's Zoning Ordinance. He said his District, #5, does not like PRDs and had a petition with 360 signatures.

Emily Gouwens, 54 Ridgeland Drive
Ms. Gouwens said a lot of people in other districts feel the same way about PRDs as the residents of District #5. More petitions are being started and signed. Ms. Gouwens said PRDs are optional and not mandatory.

Linda Massarelli, 5 Pine Creek Drive
Ms. Massarelli said Indiana Township could see mass development coming into the Township due to the large areas of vacant property. She suggested considering appointing a task force of residents and board members to investigate the best way to go forward or hire a residential planning professional to help with the best way to go forward. She would like the Township to drop the PRD and move forward to update the Comprehensive Plan to reflect the vision of what the residents want Indiana Township to be.

Nettie Owens, 109 Bruno Drive
Ms. Owens said she would like to see information pulled from available resources for decision-making purposes as to changes to the Township's PRD.

ADJOURNMENT

Mr. Taylor made a motion, seconded by Mr. Gearhy, to adjourn the September 27, 2023, Planning Commission Regular Meeting. Motion carried unanimously.

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

Jennifer A. Fulton
Recording Secretary

APPROVED