TOWNSHIP OF INDIANA
PLANNING COMMISSION

AUGUST 28, 2024

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 Peter Blume, Kevin McKeegan, Preston Moore, 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.

Mr. Curti said that Commission Member Michael Rouggie recently submitted a letter of resignation from the Planning Commission to both the Manager Daniel Anderson and himself, dated August 18, 2024, effective immediately.

APPROVED

REGULAR MEETING MINUTES OF JULY 24, 2024

Mr. Blume made a motion, seconded by Mr. McKeegan, to approve the July 24, 2024, Regular Meeting Minutes as presented. Motion carried unanimously.

DEVELOPMENT PROPOSALS

SHARP PLAN OF LOTS - LOT LINE REVISION

Commission Members were presented with an application for a lot line revision consisting of moving a lot line between Parcels #620-R-55 and #620-R-130. The parcels are located at the end of Indian Drive, approximately 0.2 miles from the intersection of Indian Drive and Ridgeland Drive. The properties are zoned “MDR” Medium Density Residential. The Applicant is property owner Robert Sharp of 214 Indian Drive (Parcel #620-R-55).

Mr. Slagle said the subdivision plans were submitted to the Township by Hampton Technical Associates on August 14, 2024. Mr. Slagle prepared a review letter dated August 22, 2204. Since that time, Hampton Technical Associates addressed the outstanding items in the Engineer’s Review letter and submitted revised plans addressing those comments. Chris Capone of 3606 Windsor Court asked what the reason was for the line subdivision. Mr. Slagle said the adjacent owners of Parcel #620-R-130 wish to purchase the property to enlarge their existing yard.

Mr. McKeegan made a motion, seconded by Mr. Moore, recommending APPROVAL of the “SHARP PLAN OF LOTS-LOT LINE REVISION”, conditioned upon addressing any outstanding items in the Engineer’s Letter dated August 22, 2024. Motion carried unanimously.

NEW BUSINESS

POSSIBLE ADOPTION OF A RESOLUTION FOR MICHAEL ROUGGIE - THANKING HIM FOR HIS YEARS OF SERVICE AS A PLANNING COMMISSION MEMBER

Mr. McKeegan made a recommendation that the Township consider adopting a Resolution for Mr. Rouggie, thanking him for his time spent serving as a Planning Commission Member for Voting District #2 - Indianola. Mr. Curti said Mr. Rouggie served as a Member for the past twelve years, and said he was also the Chairman of the Commission since 2020.

Mr. McKeegan made a motion, seconded by Mr. Blume, to ask the Township to consider passing a Resolution thanking Michael Rouggie for his service as a Member of the Planning Commission for the past twelve years, as well being the Board's Chairman since January, 2020. Motion carried unanimously.

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

Mr. McKeegan said he received a copy of Mr. Slagle's handwritten comments that were made as a result of the discussions held at the July 24, 2024 meeting. He said he incorporated them into the "working" document, which is being discussed at this point. Commission Members asked if comments were submitted by the Township Solicitors since the changes were made. Mr. Curti said were not.

Commission Members began reviewing the latest version of the "draft" revisions to the PRD Section of the Ordinance. Mr. Taylor said Section 401 regarding "Minimum Site Standards" still needs to be addressed. He said the current minimum lot size for a Development to be considered as a PRD is 10 acres. He said he is comfortable increasing that to 20 acres. It was noted that most of the existing PRD's in the Township are over 20 aces in size. Commission Members were in agreement with enlarging the minimum lot size required for a PRD to be at least 20 acres.

Commission Members moved on to reviewing "Table IV-A: PRD Permitted Densities" regarding the number of dwelling units permitted per acre of land. A discussion was held about the concept of "tiny" homes. Members also discussed slopes and other limitations of the land. Mr. Taylor said they could consider adding 'bonus units' as a trade-off for other things, such as providing more open space, etc. Mr. McKeegan said he had concerns about compliance with the "PA Fair Housing Act', and suggested that the Township Solicitors look into this. Commission Members also discussed price ranges of new homes. Members also talked about Homeowners' Associations that are required to be established for new Developments, as well as how they tend to fall apart over the years. Mr. McKeegan suggested that Developers could be asked to submit Architectural Drawings of proposed homes. Adding verbiage into the Ordinance that 25% of the density of dwelling units cannot be exceeded was considered.

Commission Members moved on to discuss "Table IV-B" regarding bulk area requirements. They talked about the concept of having larger front yards versus larger rear yards for lots. Concerns regarding the need for homes needing more area for extra vehicles was also considered.

Members discussed the "Common Open Space" verbiage. It is currently set that 20% of opens space needs to be provided; Members considered increasing this to 30%. They also talked about what should be permitted to be considered as Open Space areas, and limiting what is allowed in those areas. They also discussed if the "buffer" required for a PRD is considered as part of the Open Space. Mr. Slagle said he had concerns about limitations on what could be considered as "Common Open Space". Building spacing requirements, and what was permitted to be allowed to be built within that area was discussed, including accessory features, such as chimneys, etc.

APPROVED

The Members resumed discussing the PRD section of the Ordinance, and agreed minor verbiage changes need to be made. Upon conclusion of their review, Members said they felt they were at about 90% done with having a "completed" document. They would also like to have the Township Solicitors submit their input on items discussed this evening.

Mr. McKeegan said he would like to have the public's input into the "draft" version of the changes to the current PRD section of the Ordinance, and suggested that after an updated document is put together with tonight's changes being made, that it be shared with the public to review within ten (10) days of the next Planning Commission Meeting. Mr. Curti said he would speak with the Township Solicitors about allowing the document to be made available to the public before it is submitted to the Township's Board of Supervisor's for consideration.

Sarah Hertweck of 115 Berryhill Road, asked who owns the buffer area in a PRD after a Development is complete. She was told the HOA usually does, not the residents. She expressed concerns as to who monitors what is built within the buffer areas after that point, such as if a roadway could be built for access to another Development instead a building a home on a lot. A discussion was held about limiting the number of homes that could be built off of an existing Development. Commission Members said these types of limitations and restrictions are addressed in the Township's SALDO. Mr. Slagle added that no property can be "landlocked" according to PA State laws. He said there are limitations on roadway widths and rights-of-ways. Mr. Slagle said right now, no more than 100 homes are permitted in a Development without having a secondary access. Ms. Hertweck asked if existing homes are also taken into consideration in this figure.

Donna Ludwig of 32 Oak Knoll Drive, asked about approving plans with "waivers". Mr. Slagle said the purpose of updating the Township's Ordinance is to help in limiting the waivers that are requested by a Developer. Members agreed that it is not possible to address every possible scenario that could be presented to them in the future.

Further discussion of the changes to the Ordinance were concluded for the evening.

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 July 24, 2024 regular meeting.

ADJOURNMENT

Mr. McKeegan made a motion, seconded by Mr. Blume, to adjourn the August 28, 2024, Planning Commission Regular Meeting. Motion carried unanimously.

The meeting was adjourned at 7:06 p.m.

Jacquelyn A. Rouggie
Recording Secretary

APPROVED