TOWNSHIP OF INDIANA

PLANNING COMMISSION

NOVEMBER 20, 2024

The regular meeting of the Indiana Township Planning Commission was called to order at 6:00 p.m. by 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, Michael Calandra, Kevin McKeegan, Preston Moore, and Daniel Taylor. Also in attendance were Code Enforcement Officer Jeffrey S. Curti, Recording Secretary Jacquelyn Rouggie, Township Engineer Daniel Slagle from Nichols & Slagle Engineering, and Solicitor Christopher Weis, Esq. from Tucker Arensberg Attorneys.

APPROVED

REGULAR MEETING MINUTES OF OCTOBER 23, 2024

Mr. Taylor said on Page 4, in the last paragraph, it says "...all sidewalk intersections will meet the requirements..". He said he feels the word "will" should be changed to "must". Planning Commission Members, along with Mr. Slagle, discussed ADA sidewalks and their requirements, especially at intersection areas. It was agreed that the word "**will**" should be changed to "**must**".

On Page 6, in the 2nd paragraph, 1st sentence, of the "draft minutes", it states that: "It was agreed that the minimum tree size should be 8" in diameter." The Planning Commission agreed that the minimum tree size should remain 8" in diameter. Therefore, they agreed the sentence needs modified to state: "**There was a discussion about whether the minimum tree size should be 8" in diameter.**"

Mr. McKeegan made a motion, seconded by Mr. Taylor, to approve the October 23, 2024, Regular Meeting Minutes as amended. Motion carried unanimously.

DEVELOPMENT PROPOSALS

STIVERS - LOT LINE REVISION

Commission Members were once again presented with an application to revise the lot lines on properties located on Veranda Lane; no new lots are being created. The parcels are located about 1/4 of mile southwest of the intersection of Saxonburg Boulevard and State Route 910. The properties are zoned "VR" Village Residential. Ken Howard with Bankson Engineers was present to represent the Applicant, Roger Stivers.

Mr. Howard said when the plan was originally presented, they were going to include the Stivers' daughter Sandra Simpson and son-in-law Shawn Simpson, who reside at 103 Veranda Lane (#953-S-203), as part of the lot line revision. However, since

that time, the plans were revised and the Simpson's lot was removed from the Application. Mr. Stivers and his wife live and own 101 Veranda Lane (#953-S-112). They also own 100 Veranda Lane (#953-S-140), which is used as a rental property. Mr. Stivers said he wishes to adjust the lot lines to make the lot he lives on larger and to also include the existing garage that is currently on his rental property onto the lot he lives on. He only plans to decrease the acreage of land of the rental lot only.

Mr. Slagle said he received revised plans, and he prepared a new review letter dated November 5, 2024. The plans now meet all of the requirements as set forth in the SALDO. He said "private road" Maintenance Agreement for Veranda Lane must be prepared and a copy submitted to the Township.

Mr. McKeegan made a motion, seconded by Mr. Moore, recommending APPROVAL of the "STIVERS - LOT LINE REVISION", based upon the outstanding items in the Engineer's review letter dated November 5, 2024.

Motion carried unanimously.

COVE RUN - SUBDIVISION

Commission Members were presented with an application to subdivide a parcel owned by the Miller Family Holdings (#836-D-170), consisting of 181.971 acres, into 2 lots. Lot #1 will be kept for conservation purposes and Lot #2 will simply consist of separating out the existing Miller Well Pad. The parcel is located on Cove Run Road, east of the intersection of Cove Run Road and Mill Dam Road. The property is zoned "MDR" Medium Density Residential. Surveyor Matthew Stahlman with Sheffler and Company, Inc. was present to represent the Applicant Sheffler and Company (on behalf of Allegheny Land Trust).

Mr. Stahlman said the Allegheny Land Trust simply wants to put the Well Pad onto its own separate parcel before they purchase the property.

Mr. Slagle said he prepared a review letter dated November 15, 2024. He said the revised plans submitted on November 20, 2025 meet most of his comments.

Mr. Slagle said there is a portion of property owned by the Township of Indiana that is located along the western boundary of the Miller Family Holdings parcel and it is physically landlocked. He requested that the Applicant consider providing a 50' right-of-way for the purposes of creating a future roadway/trail to serve the upper portion of Emmerling Community Park. Mr. Stahlman said he spoke with the Allegheny County Land Trust, and they would consider doing this after they purchase the property from the Miller Family Holdings. Mr. McKeegan asked if Mr. Slagle could show him the area on the plans. Mr. Slagle showed him, and said a portion of the Township property is landlocked, due to the steep topography of the land.

APPROVED

Mr. Slagle noted that any recorded plan shall not be further subdivided unless it is in accordance with the protective covenants previously recorded with that Plan. He also asked that a digital copy of the final plan be given to the Township in AutoCAD format.

Mr. Curti asked if the Miller Family was aware of this subdivision request. Mr. Stahlman said they have been in contact with them, and they did not object to subdividing the lot off for the Well Pad. Mr. McKeegan suggested it may be helpful to get something in writing from the Miller family acknowledging this. Mr. McKeegan asked if Lot #2 will encompass the entire Well Pad. Mr. Stahlman said it will; it is shown on Page 2 of the Plan set. Mr. Taylor said it appears the property lines do not follow the curves of the road. Mr. Slagle said Cove Run Road has a 50' wide right-of-way centered on the roadway. It was questioned whether Field View Lane is still a Township-owned roadway; Mr. Curti said it is. However, the Township had to put a chain across the entrance to the road to prevent people from illegally dumping on the roadway. He said a variety of people, including the Police Department, Public Works Department, etc., have keys to open the locked chain if someone wants to visit the property where the Pet Cemetery is located.

Mr. McKeegan made a motion, seconded by Mr. Calandra, recommending APPROVAL of the "COVE RUN - SUBDIVISION", based upon the outstanding items in the Engineer's review letter dated November 15, 2024 being addressed. These items include:

1. ***The Township requested that a 50' right-of-way be provided to Parcel #836-A-311, in favor of the Township of Indiana, for the purposes of a future roadway/trail serving the Emmerling Community Park,***
2. ***Any recorded plan shall not be further subdivided unless in accordance with protective covenants previously recorded with that plan.***
3. ***Provide a digital copy of the final plan in AutoCAD format.***

Motion carried unanimously.

OLD BUSINESS

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

Mr. Taylor said he feels that there needs to be a discussion regarding Section 403.C: COMMON OPEN SPACE. It was discussed what should be permitted or excluded from Buffer Areas and Open Space areas. Chris Capone of 3606 Windsor Court, showed an example in the Hartwood Meadows Plan, where the buffer area is 25', but it is on a slope. He said there is also an area that is 90' long by 15' wide that is included as a buffer. Mr. McKeegan said this has since been addressed. Emily Gouwens of 54 Ridgeland Drive, asked about buffer areas and what can and cannot be disturbed. Commission Members said they feel it is okay to exclude Common Areas from Open Space Areas. They then decided which changes to Section 403.C were needed to be made.

APPROVED

On Page 9, under Section 404.C(3), the diameter of tree sizes being six (6") or greater versus eight (8") or greater was discussed. Mr. Capone suggested a table could be added, listing all of the various tree types. Mr. Curti said they must be careful not to drive development away by taking too much away. Mr. Slagle said if they get too restrictive, Developers could come in, "clear cut" a property of all vegetation, wait five (5) years as required by Ordinance, then submit an Application for a Development. Resident Nettie Owens said over two years ago, the tree count cost was reduced by 90%, but it was taken away. Mr. Curti and Mr. Slagle disagreed with her statement. Mr. Slagle explained how tree calculations are performed, and he said nothing has changed. A discussion was held about tree sizes, restrictions on developments, and various ways to protect as many trees as possible. The size and types of trees were also discussed. Mr. McKeegan said in other municipalities, the minimum size is 6", and is in accordance with what is permitted in their SALDO's. Mr. Taylor pointed out that it is not the Township's SALDO that is being reviewed for changes. It was agreed that to keep uniformity between the Township's SALDO and the PRD Section of the Zoning Ordinance that an 8" tree size be kept to prevent ambiguity.

Mr. McKeegan made a motion, seconded by Mr. Blume, to make the changes to the PRD Section of the Township Zoning Ordinance #368, as discussed tonight, and forward the proposed ordinance to the Board of Supervisors with a recommendation of approval.

Ms. Gouwens asked if the document will be made available to the Public for their review. Mr. Curti said it will be, after the Board of Supervisors approves advertising of the document for a Public Hearing. He said it will be posted on the Township website, and hard copies will also be available for review and/or purchase.

Mr. Moore asked why underground utilities are not being addressed; he was told because this was covered in the Township's SALDO. Mr. Moore also asked why HOA's were not being addressed. Mr. Curti said that the Shawnee Ridge Development where Mr. Moore resides is a PRD, and there was an HOA at one point. However, it was dissolved. Mr. Moore asked why a "Master HOA" to cover ALL PRD's could not be created. Commission Members explained this is not feasible; each PRD needs to have its own HOA, with rules and regulations that are unique to each individual development. A discussion was held about ways to keep HOA's from dissolving and falling apart in developments. Everyone agreed it is a difficult thing to control. It was also discussed about what happens when residents refuse to pay into the HOA of a development, and whose problem it then becomes, especially when Detention Basins and their upkeep are concerned.

Motion carried unanimously.

Mr. Blume said he would like to thank everyone who put in so much time, and many hours, over the past years into making the updates to the PRD Section of the Township's Zoning Ordinance.

APPROVED

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 October 23, 2024 regular meeting.

ADJOURNMENT

Mr. McKeegan made a motion, seconded by Mr. Blume, to adjourn the November 20, 2024, Planning Commission Regular Meeting. Motion carried unanimously.

The meeting was adjourned at 7:11 p.m.

Jacquelyn A. Rouggie
Recording Secretary

APPROVED