# TOWNSHIP OF INDIANA

# PLANNING COMMISSION

**JANUARY 22, 2025**

A reorganization meeting of the Indiana Township Planning Commission was called to order at 6:00 p.m. by Senior Member 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, Township Engineer Daniel Slagle from Nichols & Slagle Engineering *(arrived at 6:10 pm)*, and recording Secretary Jacquelyn Rouggie.

APPROVED

## REORGANIZATION

***Mr. Blume made a motion, seconded by Mr. Moore, to re-appoint Daniel Taylor as Chairman for 2025. Motion carried unanimously.***

***Mr. Blume made a motion, seconded by Mr. Moore, to re-appoint Kevin McKeegan as Vice Chairman. Motion carried unanimously.***

***Mr. Calandra made a motion, seconded by Mr. Taylor, to re-appoint Peter Blume as Board Secretary. Motion carried unanimously.***

***Mr. Taylor made a motion, seconded by Mr. Calandra, to re-appoint Jacquelyn Rouggie as Recording Secretary. Motion carried unanimously.***

## MONTHLY MEETING DATES

***Mr. Taylor made a motion, seconded by Mr. McKeegan, that monthly meeting dates shall remain the same: the fourth Wednesday of each month at 6:00 pm, with the exception of the November meeting, which will be held on November 19th due to the Thanksgiving Holiday, and the December meeting, which will be held on December 17th due to the Christmas Holiday. Motion carried unanimously.***

## MEETING MINUTES OF NOVEMBER 20, 2024

Mr. Taylor said on Page 2, under the "Cove Run-Subdivision", in the 4th paragraph, the "a" should be removed in the second sentence, and the sentence should state: "..for the purposes of creating.."."

Mr. Taylor said on Page 4, under "Revisions to the PRD Section of the Township's Zoning Ordinance #368", a portion of the motion in 2nd paragraph, should be changed to read: ..***and forward the proposed ordinance to the Board of Supervisors with a recommendation for approval.***

***Mr. McKeegan made a motion, seconded by Mr. Blume, to approve the November 20, 2024, regular meeting minutes as amended. Motion carried unanimously.***

## DEVELOPMENT PROPOSALS

None were submitted for consideration.

## CORRESPONDENCE

### SEWAGE FACILITIES PLANNING MODULE - MUNICIPAL PLANNING AGENCY REVIEW

Commission Members received a copy of a section from a PA Department of Environmental Protection (PA DEP) Sewage Facilities Planning Module Application for the Rosewell property, located at 109 Cove Run Road.

Mr. Curti explained this is a standard Form required by the PA DEP when somebody wants to tie into the public sewage system. One of the Forms in the Application needs to be signed by the Chairman of the Planning Commission. Mr. Curti said the Township Engineer had planned to do a brief presentation on Sewage Facility Planning Module applications. Mr. Calandra asked which public sewer system the Applicant wants to tie into. Mr. Curti said Deer Creek Drainage Basin Authority's.

***Mr. McKeegan made a motion, seconded by Mr. Calandra, to approve the request for the Rosewell property's Sewage Facility Planning Module. Motion carried unanimously.***

### CITIZENS COMMENT LETTER REGARDING REVISIONS TO THE PRD SECTION OF THE TOWNSHIP'S ZONING ORDINANCE #368

Planning Commission Members received a copy of a letter, dated January 6, 2025, that was emailed to Township Manager Daniel Anderson from resident Chris Capone of 3606 Windsor Court. The letter stated that Mr. Capone had reviewed the "draft" version of the proposed new PRD Section of the Zoning Ordinance that was made available to the public, and said he found a phrase to be confusing and he also felt that there may possibly be an error that was inconsistent with the Planning Commission's intent. He stated these were both located in "SECTION 403.- C. COMMON OPEN SPACE".

Mr. Capone said he had spoken to the Township Manager Dan Anderson about submitting a letter to the Planning Commission about his concerns, but Mr. Anderson suggested that Mr. Capone submit it to him directly. Mr. Capone also said he discussed his concerns with Planning Commission Member Kevin McKeegan and Township Supervisor Jonathan Neumann, who both represent Voting District #5 (Fairview), where he resides. He said Mr. Neumann asked him to review the entire PRD Ordinance, and not just the one section.

Mr. Curti said he was told by Township Solicitor Irv Firman to give the Planning Commission a copy of Mr. Capone's letter that was sent to the Manager, and have them review Mr. Capone's concerns prior to holding a Public Hearing for comments on the proposed changes to the PRD Section of the Zoning Ordinance.

A discussion was held regarding Mr. Capone's suggested changes, and about "Open Space Requirements". Commission Members said they agree with the proposed changes to the "Common Open Space" section, as proposed by Mr. Capone in his letter. Mr. Taylor said he feels this makes the section more simple to read, and understandable by all.

APPROVED

***Mr. McKeegan made a motion, seconded by Mr. Calandra, to authorize Chairman Daniel Taylor, to write a letter on behalf of the Commission Members, to the Board of Supervisors, summarizing the changes that they feel should be made to the current "draft" version of the PRD Section of Township's Zoning Ordinance. They also wish to extend their "thanks" to resident Chris Capone for his time spent reviewing the "draft" of the Zoning Ordinance changes, and submitting his thoughts and interpretations. Motion carried unanimously.***

**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 November 20, 2024 regular meeting.

**ADJOURNMENT**

***Mr. McKeegan made a motion, seconded by Mr. Blume, to adjourn the January 22, 2025, Planning Commission Reorganization Meeting. Motion carried unanimously.***

The meeting was adjourned at 6:19 p.m.

***Jacquelyn A. Rouggie***
***Recording Secretary***

APPROVED