TOWNSHIP OF INDIANA

PLANNING COMMISSION

FEBRUARY 26, 2025

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, and Engineer Lydia Herring from Nichols & Slagle Engineering.

APPROVED

REORGANIZATION MEETING MINUTES OF JANUARY 22, 2025

Mr. Curti said he had no changes to the minutes, but he wanted to point out that during the conversation regarding the Rosewell Sewage Facilities Module on Cove Run Road, he said it was going to tie into the public sewage system. He said he was wrong; it is for an on-lot private "Single Flow Treatment Facility" (SFTF) system.

Mr. Taylor said on the first page, under the "Monthly Meeting Dates", it was listed that Mr. Calandra seconded the motion. The motion was actually seconded by Mr. McKeegan.

Mr. Taylor said on the second page, under the motion to approve the Rosewell property's Sewage Facility Planning Module, it listed Mr. McKeegan as making seconding the motion. The motion was actually seconded by Mr. Calandra.

Mr. McKeegan made a motion, seconded by Mr. Calandra, to approve the January 22, 2025, Reorganization Meeting Minutes as amended. Motion carried unanimously.

DEVELOPMENT PROPOSALS

PIETROPAOLO & PIETROPAOLO - LOT LINE REVISION

Commission Members were presented with an application to revise the lot lines on two properties owned by family members. One lot is located on Middle Road, near the intersection with Rose Drive, and the other one is located off of Francioni Hill Lane; no new lots are being created. The parcel on Middle Road is a vacant lot, and the other one has a home on it. The properties are zoned "MDR" Medium Density Residential. Property owners and applicant Nicola & Cheri Pietropaolo Jr. were present, as well as Mr. Pietropaolo's mother Elizabetta Pietropaolo.

Mr. Pietropaolo said they simply want to extinguish the easement he has for his property on Francioni Hill Lane from the parcel his mother owns on Middle Road.

Ms. Herring said the Application and original plans were submitted to the Township on February 3, 2025, and the Township Engineer Dan Slagle prepared a review letter dated February 7, 2025. Ms. Herring said since that time, the applicant's Surveyor addressed all of the comments in Mr. Slagle's letter and submitted revised plans.

Mr. McKeegan said ***a policy could be made*** that Simple Subdivisions, Lot Line Revisions, etc., like this one, could be submitted straight to the Board of Supervisors, without needing to be reviewed by the Planning Commission. Mr. Curti said he could ask the Township's Solicitor to look into what steps are required, in accordance with the PA MPC.

Mr. Taylor asked where the easement is going to be extinguished. Mr. Pietropaolo showed him. Ms. Herring explained the change more thoroughly. She said some investigation needed to be done in figuring out the easements, but everything has been confirmed.

Mr. Blume made a motion, seconded by Mr. McKeegan, recommending APPROVAL of the "PIETROPAOLO & PIETROPAOLO - LOT LINE REVISION", based upon any outstanding items in the Engineer's review letter dated February 7, 2025, being addressed. Motion carried unanimously.

APPROVED

NEW BUSINESS

PRESENTATION - Sewage Facilities Planning Modules

Ms. Herring summarized an overview she put together about Sewage Planning Modules. She said Municipalities are required to develop and implement comprehensive official plans that provide for the resolution of existing sewage disposal problems, provide for the future sewage disposal needs of new land development, and provide for future sewage disposal needs of the municipality. This official plan is sometimes called the "base plan" or the "Act 537 plan." When a new land development project is proposed, municipalities are required to revise their official plan (unless the project is exempt from planning).

She said each time a new development is proposed, the municipality is required by state law to revise the official Act 537 Plan through a process referred to as a "Sewage Facilities Planning Module", administered by the Pennsylvania Department of Environmental Protection (PA DEP). Sewage Facilities Planning Modules ensure that all stakeholders approve of the new sewage addition.

Ms. Herring provided Commission Members with several "Fact Sheets" that were put together by the PA DEP that gives a detailed overview of Act 537 and the Sewage Facilities Program for their review, including exceptions and exemptions from Act 537.

A discussion was held about public Sewer Plants being under "Consent Orders" by the PA DEP to upgrade their systems, and that if any new lots are created that need to tie into these Sewer Systems, they must go through the process of submitting a Sewage Facility Planning Module. It was noted that Indiana Township public

sewage ties into either the AVJSA plant or the ALCOSAN plant, and both are currently under "Consent Orders" by the PA DEP.

Mr. Taylor asked what the Planning Commission's role is in these Applications, and why they must sign off on the Application. Ms. Herring said because the Planning Commission is considered a Planning Body within the Township, a signature by the Chairman is required. Mr. Calandra asked if this is a new requirement; Mr. Curti said no. It has been going on for years. Mr. Curti said the Sewer Plants are being required to do multi-million dollar upgrades to their systems by the PA DEP. Ms. Herring explained that privately owned sewage systems, such as SFTF's, have always been required to go through the Sewage Planning Module process, even though they do not tie into Public Sewage lines. She said this provides municipalities with a way to control them. A discussion was held about the various types of private on-lot sewer systems, and what the requirements are for them. Ms. Herring said the Township Engineer does a thorough review of each application. Mr. Taylor noted that no Building Permit can be issued by the Township for a new dwelling without submitting proof that they have some type of sewage service - whether it is public or private.

CORRESPONDENCE

LETTER WRITTEN TO THE TOWNSHIP BOARD OF SUPERVISORS *(by PC Chairman Dan Taylor)* **ON BEHALF OF THE PLANNING COMMISSION REGARDING PROPOSED CHANGES TO THE CURRENT "DRAFT VERSION"** *(dated 12-11-24)* **TO THE PRD SECTION OF THE TOWNSHIP'S ZONING ORDINANCE #368**

Each Commission Member received a copy of this letter that was submitted to the Board of Supervisors on behalf of the Planning Commission. Mr. Taylor said he and the other Members wanted to extend a "thank you" to resident Chris Capone, for the time he put into researching and commenting on the revisions throughout the entire revision process. Mr. Taylor said Mr. Capone's input was taken into consideration, and the Commission Members appreciated that he pointed out two items that were overlooked and/or worded incorrectly in the letter he submitted to the Township Manager. These suggestions are being implemented into the current "draft" copy of the Revision to the PRD Section of the Township's Zoning Ordinance.

2024 PLANNING COMMISSION ANNUAL REPORT

Each Commission Member received a copy of the Planning Commission's Annual Report for 2024. Mr. Curti said if anyone had any questions or comments on the Report, to please let him know.

ADJOURNMENT

Mr. McKeegan made a motion, seconded by Mr. Calandra, to adjourn the February 26, 2025, Planning Commission Regular Meeting. Motion carried unanimously.

The meeting was adjourned at 6:27 p.m.

Jacquelyn A. Rouggie
Recording Secretary

APPROVED