# TOWNSHIP OF INDIANA

# PLANNING COMMISSION

**MARCH 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 Township Engineer Daniel Slagle from Nichols & Slagle Engineering.

APPROVED

## REGULAR MEETING MINUTES OF FEBRUARY 26, 2025

Mr. Taylor said on the second page, in the second paragraph, the first sentence should be changed to read: "Mr. McKeegan said ***a policy could be made.."*** instead of "Mr. McKeegan said *an Amendment could be made implementing a policy*...".

***Mr. Blume made a motion, seconded by Mr. McKeegan, to approve the February 26, 2025, Regular Meeting Minutes as amended. Motion carried unanimously.***

## DEVELOPMENT PROPOSALS

### FREDERICK FARMS PLANNED RESIDENTIAL DEVELOPMENT (PRD) - Final Approval

Commission Members were presented with a "final approval request" for a PRD consisting of combining two parcels totaling 22.45 acres, and re-subdividing them into a Development consisting of 32 single-family houses. The parcels are located north of Saxonburg Boulevard and east of Harts Run Road, near the intersection with Mallard Drive. The properties are zoned "LDR" Low Density Residential. Pat Cooper from Gateway Engineers and the Applicant Grant Miller with Maronda Homes, LLC were present.

Mr. Cooper said they received "tentative approval" for the Frederick Farms PRD from the Board of Supervisors at its January 6, 2025 meeting. They are now submitting for "final approval" of the Plan. Mr. Cooper said the required tree height is 8'; however, they would like to plant 6' trees instead. He said he feels they will survive better. Mr. Curti said this was never discussed during preliminary approval. Mr. Slagle said there is no set size on tree height in the SALDO for landscaping; only on the tree diameter. He suggested the trees be planted in a creative fashion to be more visually appealing. He suggested spacing them 30' apart, and planting them in a staggered, picket-fence type of design.

Mr. McKeegan said when the Planning Commission recommended "tentative approval" to the Board of Supervisors at their meeting on October 23, 2024, they said there was a modification request for Lots #112 and #132 to encroach into the buffer area. Mr. Curti read an excerpt from an email about this encroachment that he received from Solicitor Irv Firman that said: *"At the hearing, the applicant did not request a modification and argued that the plan met all of the requirements without a need for a modification. The Plan was approved as presented without the consideration of any modifications. There has not been an appeal so as long as the final approval is consistent with the prior approval, the Township must approve it".*

Mr. McKeegan said in the future, on large Developments, he would like to see a copy of the "Findings of Facts, Conclusions and Decisions", as prepared by the Township Solicitor prior to the Commission being asked to consider a Plan for "final approval". Mr. Taylor agreed. Mr. McKeegan asked Mr. Curti if any requested modifications were granted to the Developer. Mr. Curti said no.

Mr. Cooper said they did plan to ask for a modification of the fee of $16,000/detention basin, as set by the Township's Annual Fee Schedule. He said the PA DEP now requires Developer's to install multiple smaller detention basins. So, instead of installing the two larger ones they had planned, they must now put in four smaller basins to meet the PA DEP's requirements. They plan to ask for a decrease in paying $16,000/basin for four basins ($64,000) and to only pay $32,000. Mr. Taylor and the other Commission Members said this waiver will need to be granted or denied by the Board of Supervisors. Mr. Slagle said the $16,000 fee covers costs to inspect and maintain each basin for a 10 year period, based on the time and mileage expended by the Township's Public Works Department.

Mr. Slagle reviewed his letter dated March 21, 2025. He said approval from PA DOT for a Highway Occupancy Permit (HOP) onto Saxonburg Blvd. for the main entrance and detention basin access road is needed. Mr. Cooper said they have already submitted their application. Mr. Slagle said a water service availability letter needs to be provided by Hampton/Shaler Water Authority. He said a sewage service ability letter will also need to be provided from DCDBA. Mr. Slagle said a Pre-construction Meeting with each Utility Company servicing the Plan is now required prior to construction.

Mr. Slagle said a professional certification at the conclusion of the project, prior to the release of any bonding, which certifies that "The proposed grading was performed in accordance with the Geotechnical Engineering Report under the direct supervision of a full-time Geotechnical Engineering Inspector and that as a result the land is stable and will not slide." Mr. Cooper said there is no way to guarantee a slide will not happen.

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Mr. Slagle said a 50-foot minimum right-of-way Easement along the full length of Saxonburg Boulevard must be provided. He said this helps with the line of sight easement and vegetation. The Allegheny County Department of Economic Development's (ACDED) approval of the proposed subdivision is needed. Mr. Curti said his office provided them with Plans on September 16, 2024, as required. However, the ACDED never responded with any comments.

Mr. Slagle said verification of off-site sanitary sewer easements need provided. Mr. Cooper said they are all gravity flow, except for the first 5 lots, which will need to have grinder pumps installed. Mr. Slagle said a letter must be submitted by DCDBA stating that they approve the proposed grinder pumps.

Mr. Slagle said a revised grading plan needs to be prepared showing that the proposed security fence for the detention basins provides for an inner bench. Revise the roadway grades to be ≤12%. He said the Department of Public Works Superintendent Larry Smith wants to be able to drive inside of the fencing and around the basins while inspecting and/or maintaining them. Mr. Slagle said an access road needs to be provided for all four basins. He suggested Mr. Cooper meet with Mr. Smith to discuss this further. Mr. McKeegan asked how long each basin will hold water. Mr. Cooper said they are designed to drain within 24-hours. Mr. McKeegan asked if they are proposing any rain gardens; Mr. Coopers said they are not. Mr. McKeegan said if the detention basins are not kept clean, they could hold water longer. Mr. Slagle said the Storm Sewer crossings must be RCP under the roadways. The Final Stormwater Management Plan is currently under review in accordance with Act 167 and Indiana Township Ordinance 384. The seal and signature of an engineer, surveyor, or other qualified person responsible for preparing the recording plan will be required.

Mr. Slagle continued with his letter. He said the survey date must be put on the recording plan. All third-party permit approvals, including Allegheny County Conservation District/PaDEP approval of the NPDES Permit for earth disturbances in excess of one (1) acre, needs to be provided. Mr. Cooper said they are in the process of getting this. The Plans show earthwork is being done within 50 feet of streams and wetlands. No cutting, filling, or disturbance of land is permissible within 50 feet of the edge of a stream or wetland, unless approved by PADEP/ACCD. All cul-de-sac rights-of-way must be ≥ 50 feet and have 50' of lot frontage. Mr. Cooper said it is 80'. All utility crossings (i.e. service lines) shall be installed prior to the asphalt roadway or the crossings shall be sleeved prior to paving. The asphalt roadway shall not be cut after initial paving. Utility conduits for road crossings on the utility plan sheet C300 need to be added. The street name signs must be of a type approved by the Township and shall be placed at all street intersections. Core borings shall be presented to show the depth of road pavement prior to acceptance by the Township. Stop signs and street name signs at the intersection of Frederick Drive and Carson Drive need to conform to Township standards.

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Reinforced concrete pipe shall be used under the paved portion of all streets, and revised storm sewer plans and cross sections must be provided. Approval letters from Deer Creek Drainage Basin Authority and Hampton/Shaler Water Authority for the proposed sanitary sewer and waterline design need provided. Mr. Cooper said he already has them. Mr. Slagle said the lines must be tested after they are built. Mr. Moore asked if the downspouts will discharge into the Detention Basins; Mr. Cooper said they will. Mr. Slagle said the roof collection line for the lots on the Utility Plan Sheet C300 need shown; all roof collection lines shall be constructed of Schedule 40 or SDR 35, and be air-tested to ensure water-tight joints.

Any springs encountered during construction shall be piped and connected to the storm sewer system or extended to a natural water course as approved by the Township Engineer. Interconnecting drainage pipe across the roadway to connect existing wetlands must be shown; reconstruct the existing waterway around Lot 125.

Mr. Slagle said based on the tree survey performed by the Developer, a total of 384 trees will be removed minus 96 replacement trees, yielding a fee of $8,640. In addition, 21 trees larger than 21 inches will be removed at $1,500/tree for a total of $31,500, which shall be paid to the Township's Conservation and Environmental fund for future replanting at locations designated by the Parks and Recreation and/or Shade Tree Committee. The total Conservation and Environmental fund as calculated by the developer is $40,140, which will be confirmed prior to final approval of the Plan. The Township will perform their own independent survey to confirm the tree count.

An approval letter from the Fire Chief for the location of all proposed fire hydrants needs to be provided. Fire hydrants shall be placed no further than 500 feet from each proposed structure. The location of all proposed fire hydrants needs to be shown. Mr. Curti said he also plans to meet with the Fire Chief regarding the hydrant locations.

Mr. Slagle said sidewalks at street intersections shall meet the requirements of the Americans with Disabilities Act (ADA) with appropriate ramps and detectable wearing surface. Mr. Slagle asked if there will be sidewalks on both sides of the roadway; Mr. Cooper said there will. Mr. Curti said ADA detectable surfaces and crosswalks need to be installed. A Township/State roadway bond must be posted if any material is hauled to or from the site.

In lieu of recreational facilities, the Owner shall be required to pay the Township Recreational Fee of $825 per dwelling unit. Also, the Owner shall be required to pay the Township Roadway Impact Fee of $1,845 per dwelling unit. Furthermore, the Developer shall be required to contribute to the Special Purpose Stormwater Management fund fee of $16,000/basin.

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Mr. Slagle said the Owner shall enter into a Developer's Agreement and post a bond, escrow, or account approved by the Township Solicitor as to form and content, or such other security as may be permitted by the Municipalities Planning Code, in the amount of one hundred and ten percent (110%) of the estimated cost of the infrastructure improvements.

In conclusion of his review letter, Mr. Slagle said the majority of the items listed in his review letter are considered "Third Party", and must be completed prior to the Development being started.

Mr. Slagle said the Applicant requested that the Board of Supervisors consider reducing the amount owed for the Special Purpose Stormwater Management fund for the four (4) Detention Basins from $64,000 to $32,000; the current fee is $16,000/Detention Basin.

Mr. Taylor asked how the roads will be kept clean. Mr. Cooper said this is part of the NPDES Permit; a street sweeper and/or water truck must be used. Mr. Slagle said if any complaints are received, the Township will speak with the Developer about keeping the roads clean.

Mr. Taylor said during the Preliminary approval, there were Lots that appeared to be located in the buffer areas. A discussion was held about the buffer area and location of the lots in the plan between Mr. Cooper and the Planning Commission. Mr. McKeegan also had questions about the trees located at the entrance into the plan.

Mr. Slagle said by recommending approval of the plan conditioned upon the items in his review letter, it enables the Developer to continue moving along in getting the 3rd party approvals needed. Mr. McKeegan asked if these items need to be completed prior to executing the Developers' Agreement; Mr. Slagle said no. Mr. Curti said the plan cannot be recorded with the County until after the Developer's Agreement is executed. Mr. Curti also said the ACDED only has thirty(30) days to submit their comments; he said this time period has expired since the plans were submitted to them back on September 16, 2024 by his office, and a response was never received from them.

***Mr. McKeegan made a motion recommending "FINAL APPROVAL" of the FREDERICK FARMS PRD - PLANNED RESIDENTIAL DEVELOPMENT, based upon the "Findings of Facts, Conclusions, and Decisions", dated January 6, 2025, and conditioned on any outstanding items in the Engineer's review letter dated March 21, 2025, being addressed.***

APPROVED

Mr. McKeegan and Mr. Taylor said they would like to see a copy of the "Findings of Facts, Conclusions, and Decisions". Mr. Curti said he would see if he could provide a copy to the Planning Commission Members. Mr. Taylor said no modifications are being granted to the Developer. Commission Members agreed that the only waiver request by the Developer is to reduce the Special Purpose Stormwater Bond from $64,000 to $32,000, which is something that needs to be granted by the Board of Supervisors.

***Motion was seconded by Mr. Blume. Motion carried unanimously.***

## 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 February 26, 2025 regular meeting.

## ADJOURNMENT

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

The meeting was adjourned at 6:56 p.m.

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

APPROVED