TOWNSHIP OF INDIANA

PLANNING COMMISSION

JUNE 25, 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 Kevin McKeegan, Preston Moore, Daniel Taylor, and Michael Calandra. Peter Blume did not attend. 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 MAY 28, 2025

Mr. Calandra made a motion, seconded by Mr. McKeegan, to approve the May 28, 2025, Regular Meeting Minutes as presented. Motion carried unanimously.

DEVELOPMENT PROPOSALS

VENTO-RED MAPLE PLAN OF LOTS - SIMPLE SUBDIVISION

Commission Members were presented with an application to combine two parcels which are owned by David and Silvana Vento, and then re-subdivide them into three lots. The properties are located on Middle Road, as well as along Red Maple Lane. The properties are zoned “MDR” Medium Density Residential. Matthew Schmidt from Hampton Technical Associates and the applicant David Vento were present.

Mr. Schmidt said the Vento’s existing home will be on Lot #1, and Mr. Vento plans to build a new home for his daughter on Lot #2, with no immediate plans for Lot #3.

Mr. Slagle reviewed his letter dated June 13, 2025. He said approval from the Allegheny County Department of Economic Development is needed. Mr. Curti said plans were sent to them from his office on June 10, 2025, but they have not responded with any comments. Mr. Slagle asked that the location of all existing and proposed utilities be put on the plan. Mr. Schmidt said they were put on a separate, “topographical” plan, instead of the actual subdivision plan. Mr. Vento said he plans to build homes for each of kids on Lots #2 and #3. Mr. Slagle asked if the public sewage can flow by gravity; Mr. Schmidt said it can. Mr. Slagle asked if there are any natural and/or artificial features on the properties that are not shown on the plan; Mr. Schmidt said there are not. Mr. Slagle said the Owner shall obtain approval of all required regulatory third-party permits. He also said that fire hydrants must be located within 500' of each structure. Mr. Schmidt said there is one located about 280' away, near the entrance to the adjacent Middle Road Community Park. Mr. Slagle said a digital copy of the final plan in AutoCAD format needs to be

provided. He also said PADEP approval of the Planning Module is needed for Lots #2 and #3. Mr. Schmidt said they are working on completing it.

Mr. Taylor asked where Lot #2 will connect to the public sewage; Mr. Slagle said near the adjacent Middle Road Fire Department's property. Mr. McKeegan asked about fencing around the existing swimming pool. Mr. Curti said the entire property is fenced in; however, it will be modified to encompass the swimming pool area after the subdivision.

Mr. Taylor made a motion, seconded by Mr. McKeegan, recommending APPROVAL of the "VENTO-RED MAPLE PLAN OF LOTS - SIMPLE SUBDIVISION", based upon any outstanding items in the Engineer's review letter dated June 13, 2025, being addressed. 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 May 28, 2025 regular meeting.

ADJOURNMENT

Mr. McKeegan made a motion, seconded by Mr. Moore, to adjourn the June 25, 2025, Planning Commission Regular Meeting. Motion carried unanimously.

The meeting was adjourned at 6:13 p.m.

Jacquelyn A. Rouggie
Recording Secretary

APPROVED