TOWNSHIP OF INDIANA

PLANNING COMMISSION

AUGUST 27, 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, Kevin McKeegan, Preston Moore, Daniel Taylor, and Michael Calandra. Also in attendance were Code Enforcement Officer Jeffrey S. Curti, Recording Secretary Jacquelyn Rouggie, Township Engineer Daniel Slagle from Nichols & Slagle Engineering, and John Hosa, Esq. from Township Solicitor Tucker Arensberg's office.

APPROVED

REGULAR MEETING MINUTES OF JUNE 25, 2025

Mr. McKeegan made a motion, seconded by Mr. Blume, to approve the June 25, 2025, Regular Meeting Minutes as presented. Motion carried unanimously.

DEVELOPMENT PROPOSALS

DeVITA PLAN OF LOTS - SIMPLE SUBDIVISION

Commission Members were presented with an application to subdivide a 3.4176 acre parcel into three lots. The parcel is located on Bruno Drive, approximately 0.21 miles south of the intersection of Blue Run Road and Bruno Drive. The property is zoned "VR" Village Residential. Mark Schmidt from Hampton Technical Associates was present to represent the applicant and property owner James DeVita.

Mr. Schmidt said all public utilities are available. The sanitary sewage for the two newly created lots will come from the Blue Run PRD Plan, which sits directly across the street. Mr. Slagle said the Applicant originally submitted their plans on August 12, 2025, and he prepared a review letter dated August 18, 2025. Since that time, most of the items were addressed, and revised plans were submitted on August 26, 2025.

Mr. Slagle asked if ***there*** were any natural and/or artificial features on the property that were not shown on the plans; Mr. Schmidt said no. Mr. Slagle said the owner must submit any third party approvals that are required by Ordinance before construction can begin, and copies must be supplied to both the Township and the Township's Engineer. Mr. Curti said there is only one sewer stub at this time, which services the DeVita's existing home. He said the other two stubs would be added later, if a dwelling is proposed to be built on one of the newly created lots. Mr. McKeegan asked if Deer Creek Drainage Basin Authority is okay with this; Mr. Curti said they are. Mr. Taylor noted that the Zoning of the adjacent Blue Run PRD is marked as being "L/I"; he said the developer received approval to have a change

made to the zoning of the parcels for the Plan from “L/I” to “MDR”, and it needs to be corrected on the plan.

Mr. McKeegan made a motion, seconded by Mr. Calandra, recommending APPROVAL of the “DeVITA PLAN OF LOTS - SIMPLE SUBDIVISION”, based upon any outstanding items in the Engineer’s review letter dated August 18, 2025, being addressed. Motion carried unanimously.

ROSEWELL/COVE RUN PLAN OF LOTS - SIMPLE SUBDIVISION

Commission Members were presented with an application to revise a lot line between two properties to make the one parcel larger. The parcels are located on a private lane off of Cove Run Road, approximately 1/4 mile west of the intersection of Blue Run Road and Rich Hill Road. The properties are zoned “MDR” Medium Density Residential. Mark Schmidt from Hampton Technical Associates was present, as well as the applicant Mike Rosewell, to present the Plan.

Mr. Slagle said the Applicant submitted Plans to the Township on August 12, 2025; he prepared a review letter, dated August 18, 2025. Since that time, most of the items were addressed, and revised plans were submitted on August 26, 2025.

Mr. Schmidt said there is currently a home on Lot #1. They have received DEP approval to install a Single Flow Treatment Facility (SFTF) to provide sewage to the homes on the lots. Mr. McKeegan asked where the treated waste will eventually drain. Mr. Schmidt said into a small stream, located on the western border of the property; Mr. Curti said the stream is known as Long Run.

Mr. Slagle reviewed his letter dated August 18, 2025. He said on the far right side of the properties, there are some old, small gas wells that were installed before the Township had a Oil and Gas Well Ordinance. He said the new Ordinance is much more restrictive, but these wells are “grand-fathered in”.

Mr. Slagle said a “Private Property Driveway Maintenance Agreement” needs provided for the private lane that accesses both lots, as well as the lot at the end of the roadway that has an existing house on it, that is not part of this subdivision. He said this is to protect any owners in the future from deterioration of the private roadway. Mr. Slagle asked if ***there*** were any natural and/or artificial features on the property that were not shown on the plans; Mr. Schmidt said no. Mr. Slagle said the owner must submit any third party approvals that are required by Ordinance before construction can begin, and copies must be provided to both the Township and the Township’s Engineer.

APPROVED

Mr. Curti said the plans show that Cove Run Road is a State-owned Roadway. He said is not; it is owned by the Township. The plans need revised to show this. Mr. Slagle said during the survey process, Hampton Technical found there are a series of non-conforming sheds encroaching onto the property line for Lot #1. They appear to have been built on the rear properties of several homes located off of Diane Lane in the Forest View Subdivision. Mr. Slagle said in the upper left corner, the property boundary extends over Cove Run Road. He said since the right-of-way for Cove Run Road is 50', he asked that the property boundary be relocated and extended only up to the 50' road right-of-way on the plans.

Mr. McKeegan asked who owns the sheds that are encroaching onto Lot #1. Mr. Rosewell said he does not. Mr. Schmidt said it appears that the property owners living on Diane Lane might have built them without securing the proper Permits, and therefore, encroached over their property boundaries onto the Rosewell's property.

Mr. Calandra made a motion, seconded by Mr. Taylor, recommending APPROVAL of the "ROSEWELL/COVE RUN PLAN OF LOTS - SIMPLE SUBDIVISION", based upon any outstanding items in the Engineer's review letter dated August 18, 2025, being addressed. They also said the property line should be moved as requested along by the Township's Engineer along Cove Run Road, and remove the verbiage stating that Cove Run Road is a State-owned roadway. Motion carried unanimously.

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 June 25, 2025 regular meeting.

ADJOURNMENT

Mr. Blume made a motion, seconded by Mr. McKeegan, to adjourn the August 27, 2025, Planning Commission Regular Meeting. Motion carried unanimously.

The meeting was adjourned at 6:23 p.m.

Jacquelyn A. Rouggie
Recording Secretary