TOWNSHIP OF INDIANA

PLANNING COMMISSION

OCTOBER 22, 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, Preston Moore, Daniel Taylor, and Michael Calandra. Kevin McKeegan did not attend. Also in attendance were Recording Secretary Jacquelyn Rouggie, Township Engineer Daniel Slagle from Nichols & Slagle Engineering, and Gavin Robb, Esq. from Township Solicitor Tucker Arensberg's office.

APPROVED

REGULAR MEETING MINUTES OF AUGUST 27, 2025

Mr. Taylor said on Page 1, under the "DeVita Plan of Lots", in the 3rd paragraph, 1st line, the word "their" should be replaced with "there".

Mr. Taylor said on Page 2, under the "Rosewell/Cove Run Plan of Lots", in the 5th paragraph, 3rd line, the word "their" should be replaced with "there".

Mr. Blume made a motion, seconded by Mr. Calandra, to approve the August 27, 2025, Regular Meeting Minutes as amended. Motion carried unanimously.

DEVELOPMENT PROPOSALS

REZZETANO PLAN OF LOTS - SIMPLE SUBDIVISION

Commission Members were presented with an application to subdivide a 1.3665 parcel into two lots - one lot will be 0.5426 acres and the other will be 0.8239 acres. The parcel is located on Saxonburg Blvd., south of the intersection into the Hartwood Meadows Plan. The property is zoned "LDR" Low Density Residential. Matt Schmidt from Hampton Technical Associates was present to represent the applicant and property owner Lisa Rezzetano Lachina.

Mr. Schmidt said this plan was originally approved by the Board of Supervisors back in 2011, but the owner never got it recorded with Allegheny County. He also said in August, 2010, the owner was granted approval by the Township's Zoning Hearing Board to subdivide the lot into two lots, even though the minimum lot size in this zoning district is one acre. Mr. Schmidt said this plan does not vary from the original plan that was previously approved. It just needs to be re-approved because of the number of years that passed since it was originally approved expired.

Mr. Slagle said he received the plans on October 20, 2025 and prepared a review letter. He asked that a copy of the Zoning Hearing Board's Variance Approval for Case Number 10-04, reducing the minimum lot size of one acre to a half of an acre, be provided.

Mr. Calandra made a motion, seconded by Mr. Moore, recommending APPROVAL of the "REZZETANO PLAN OF LOTS - SIMPLE SUBDIVISION", based upon any outstanding items in the Engineer's review letter dated October 20, 2025, being addressed. Motion carried unanimously.

DISCUSSION REGARDING THE POSSIBLE RECLASSIFICATION OF FOXWOOD TRAIL PARCELS TO FORMER ZONING DESIGNATION

Solicitor Robb said on October 21, 2025, he sent an email to the Planning Commission Members, as well as the Township Engineer Dan Slagle and Code Enforcement Officer Jeff Curti about the need for the Foxwood Trail PRD to have its zoning designation changed back to "MDR-Medium Density Residential" from "PRD-Planned Residential Development", because the plan, which was originally approved back in June, 2020 by the Township Supervisors, was never constructed and this five year window expired in accordance with the PA MPC.

A discussion was held regarding this change, and why it is required. Mr. Robb also explained that a Public Hearing will need to be held by the Board of Supervisors approving this change.

Mr. Moore made a motion, seconded by Mr. Blume, recommending APPROVAL of a Zoning Map Change for the two parcels in the Foxwood Trail PRD reverting back to the former designation of "MDR- Medium Density Residential" at the request of the property owners because the original PRD plan was never constructed and the five year window expired. Motion carried unanimously.

FOXWOOD TRAIL - PLANNED RESIDENTIAL DEVELOPMENT (PRD) - Tentative Approval

Commission Members were presented with a "tentative approval request" for a PRD consisting of combining two parcels totaling 58.6 acres, and re-subdividing them into nine lots, for a total of 20 Townhouse Units and 20 Patio Homes. The parcels are located off of Little Deer Creek Road, north of Log Cabin Road. David Lucci with Victor Wetzel Associates and Applicant Richard R. Miller, Jr., were present.

Mr. Lucci presented a slide show of the proposed development showing the lot location, layout, types of homes, etc. He said of the 58.6 acres, only 16 acres will encompass the actual development area. He said they are proposing to have one main road entering the Plan off of Little Deer Creek Road, with two private roads with cul-de-sacs, within the plan. A discussion was held about the slopes and landscaping in the plan.

Mr. Slagle said he reviewed the submitted plans and prepared a review letter dated October 21, 2025. Discussions were held about some of the various items in his review letter. These included public utility availability, adequate fire protection, the location of mailbox clusters, and parking areas. Mr. Slagle said a lot of the things needed are considered to be third party approvals. Lighting within the plan was also discussed. The protection of trees and woodlands were also talked about, including tree sizes.

Commission Members asked Solicitor Robb about what type of action they should take on the plan at this time, due to the change in zoning that is required. Mr. Robb

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suggested the Applicant be asked to submit a "Letter of Extension" until the Public Hearing can be held, and the Board of Supervisors can consider the change in zoning from the previously approved plan. The Commission Members agreed there were quite a few items in the Engineer's letter that need to be addressed. Mr. Slagle said he felt the plan would be a positive addition to this area of the Township; it would provide for more affordable housing options.

Mr. Blume made a motion, seconded by Mr. Moore, recommending TABLING the "FOXWOOD TRAIL PRD", based upon the outstanding items in the Engineer's review letter dated October 21, 2025, being addressed, as well as the need for a Zoning Change for the two parcels by the Board of Supervisors, back to "MDR - Medium Density Residential" . Motion carried unanimously.

NEW BUSINESS

A POSSIBLE MOTION TO APPROVE THE SEWAGE FACILITIES PLANNING MODULE - MUNICIPAL PLANNING AGENCY REVIEW (for the Frederick Farms PRD)

A discussion was held about the Planning Commission's need to approve each Sewage Facilities Planning Module that is submitted to the Township for the Chairman's signature. It was agreed that there is no need for them to take formal action on every one that is presented to the Township and authorize the Chairman to sign the Municipal Planning Component (4A).

DISCUSSION REGARDING SOLAR ENERGY SYSTEMS - ZONING AMENDMENT

Solicitor Robb explained that Solar Farms are getting to be a "hot topic", and the Township needs to have something in place in its Zoning Ordinance addressing them. Currently there is nothing in the Ordinance that addresses them. He said the adjacent municipality of West Deer recently passed a similar Ordinance like he put together. The Ordinance that is being presented to the Planning Commission was discussed by himself, the Township Engineer Dan Slagle, and the Code Enforcement Officer Jeff Curti. They had discussions regarding the best locations to allow solar farms to be built, minimum parcel size limitations, and the various types of systems. Mr. Robb said they felt Solar Energy Facilities ("SEF") and Battery Energy Storage Systems ("BESS") would be best suited to be permitted as a "Conditional Use" in the "O/C - Office Flex Commercial" and "L/I-Light Industrial" Zoning Districts. Mr. Robb said solar panels on residential homes would still be permitted as Accessory Structures, as they currently are.

A discussion was held about the various types of systems and how they are constructed. It was agreed that the size of the "SEF" needs to be considered, as well as any affects such facilities have on private residential properties.

Mr. Taylor suggested that the Planning Commission go through the "draft" Ordinance that was presented to them page by page at tonight's meeting, and that Commission Members could voice their opinions on changes that they feel should be discussed and/or made. Issues were discussed such as setbacks, height, and screening from residential properties. Requirements regarding the decommissioning of the systems were also discussed. It was agreed that the minimum lot size they are built on must be

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at least 20 acres. Security of the systems, such as locking gates, etc. were also discussed, as was lighting from the site. Both Ground Mounted and Roof/Wall-Mounted Solar Energy Facilities were discussed and covered under the provisions of the proposed Ordinance. Other minor changes and verbiage changes were made note of by Solicitor Robb, along with all of the other suggestions. He said he would be sure to include the changes in an "updated" version for the Planning Commission's review. Mr. Slagle said it was important to note that currently Solar Farms are not addressed anywhere in the Township's Ordinances. Mr. Robb said that would make any submittal of one to be considered as an "unidentified use" and they would need to be presented only to the Township's Zoning Hearing Board for approval. Mr. Slagle said he feels the Ordinance they have prepared does not prohibit Solar Farms; it just regulates them. Commission Members agreed that their permitted size and location are very important to the community. Township resident Nettie Owens said she had concerns regarding battery storage and if training and/or support is required by first responders. Mr. Robb said first responders are required to be adequately trained.

Commission Members asked Mr. Robb to incorporate the changes they discussed this evening and put together a new, amended document. They then felt it would be okay for the Ordinance to be sent to the Board of Supervisors for their review and approval.

OLD BUSINESS

MS-4 STORMWATER PROGRAM UPDATE

Although this item was on the Agenda for this evening, it was agreed that a presentation and update on the MS-4 Stormwater Program be moved to another future meeting.

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 August 27, 2025 regular meeting.

ADJOURNMENT

Mr. Blume made a motion, seconded by Mr. Moore, to adjourn the October 22, 2025, Planning Commission Regular Meeting. Motion carried unanimously.

The meeting was adjourned at 7:33 p.m.

Jacquelyn A. Rouggie
Recording Secretary

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