TOWNSHIP OF INDIANA
PLANNING COMMISSION

FEBRUARY 25, 2026

A reorganization meeting of the Indiana Township Planning Commission was called to order at 6:00 p.m. by Senior Member 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, Township Engineer Daniel Slagle from Nichols & Slagle Engineering, and Solicitor Gavin Robb from Tucker Arensberg.

REORGANIZATION

Mr. Blume made a motion, seconded by Mr. Calandra, to re-appoint Daniel Taylor as Chairman for 2026. Motion carried unanimously. Mr. Calandra nominated Kevin McKeegan to remain Vice Chairman for 2026; there were no other nominations for Vice Chairman. Mr. McKeegan nominated Peter Blume to remain Board Secretary for 2026; there were no other nominations for Board Secretary. Mr. McKeegan made a nomination to re-appoint Jacquelyn Rouggie as Recording Secretary for 2026; there were no other nominations for Recording Secretary. All nominations carried.

MONTHLY MEETING DATES

Mr. Taylor recommended that monthly meeting dates for 2026 shall remain the same: the fourth Wednesday of each month at 6:00 pm, with the exception of the November meeting, which will be held on November 18th due to the Thanksgiving Holiday, and the December meeting, which will be held on December 16th due to the Christmas Holiday. Commission Members unanimously agreed.

MEETING MINUTES OF OCTOBER 22, 2025

Mr. Calandra made a motion, seconded by Mr. Blume, to approve the October 22, 2025, regular meeting minutes as presented. Mr. McKeegan abstained from voting since he was not in attendance at that meeting. Motion carried 4 to 0, with Mr. McKeegan abstaining.

DEVELOPMENT PROPOSALS

COVE RUN ROAD - PLANNED RESIDENTIAL DEVELOPMENT (PRD) - Tentative Approval

Commission Members were presented with a "Tentative Approval" request for a PRD consisting of a 97.8 acre parcel be subdivided into 94 Single Family Homes and 78 Townhouse Units, for a total of 172 homes. The parcel is located on Cove Run Road, at the intersection with Field View Lane. Alberto Jarquin from Gateway Engineers and Brett Schultz with Weaver Homes were present.

Mr. Schultz said the parcel they intend to develop is just under 100 acres in size.

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He said for now, the plan is being called “Cove Run Road”, but he anticipates that may change. He said the Application, fee, and plans were submitted to the Township on January 15, 2026. He said the area is mostly wooded, but there are flat, field-like areas. He said they have been in contact with the local public utilities in the area, and they indicated they feel they can provide service to the plan. He said the northern section of the parcel will consist of 61 single family homes, and the southern section will have 33 single family homes and 78 townhomes. He said seven (7) stormwater detention basins are being proposed.

Mr. Schultz said they plan to ask the Board of Supervisors for *two waivers*: *one* for the length of one of the proposed roadways which is 2,745' long with a cul-de-sac versus the permitted length of 1,200'. However, due to the steep topography of the land, it would be impossible to shorten the roadway. The *second* waiver is to reduce all front yard setbacks for the townhomes from 20' to 10'. They would like to have the townhomes garage access be in the rear of the home, instead of the front, to provide less parking congestion on the main roadways. Mr. Schultz said they had two Pre-Application Advisory meetings with the Township Engineer Dan Slagle and the Code Enforcement Officer Jeff Curti. Various changes were discussed and made, including cul-de-sac widths, areas for school buses and mailbox cluster units, etc.

Mr. Moore asked if sidewalks are being proposed; Mr. Schultz said they are. Mr. Curti said he likes the concept of the townhomes having their garage entrances in the rear of the home instead of the front. He said in existing plans, there is a lot of road congestion due to vehicles parking on the streets instead of in their garages and/or driveways. He said he spoke with the Chief of Police Marc Myers, and he was in favor of this idea as well. A discussion was held about the alley way in the rear being public or privately owned. Mr. Schultz said they received the Township Engineer’s letter dated February 19, 2026, and feels they have addressed many of his concerns. Mr. Slagle said the point of asking for “tentative approval” first is to approve the concept of the entire plan to be considered.

Mr. Slagle said he felt they already addressed many issues with the Developer during the two Advisory meetings they had. He said this plan is unique in the way the townhomes would have their garage entrances in the rear of the home; he said no other plans in the Township have this. He also said they addressed many issues regarding roadway widths, safety for Emergency Services, etc. Mr. Slagle said he prepared a review letter dated February 19, 2026, which he went over. Each section was addressed and discussed. Mr. Slagle explained that for now, the plan is at the “tentative approval” stage; although his review letter includes all items that need to be met for both “tentative” and “final” approval. The availability of public utilities was discussed, along with provisions for emergency services, parking, and locations for school bus stops and mailbox clusters. Mr. Slagle said a lot of third-party approvals will be needed prior to construction. The slopes of the land were discussed, along with the need for geo-technical inspections and reports, lighting, and other items which will be addressed prior to final approval being granted. Having streetlights in the plan, and other types of lighting, was

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discussed. Mr. Slagle said the Developer will need to enter into a Developer's Agreement with the Township, pay all Fees that are incurred with a Development, and post all bonds.

Mr. McKeegan asked if the Developer has provided any documentation that the current property owner, D A & T Investments, is agreeable to the Plan being presented. Mr. Schultz said the landowner is fine with the development, and said he will provide written documentation from the landowner stating this. Mr. McKeegan said even through Cove Run Road and Field View Lane run through the plan, they still meet the 20 acre minimum contiguous acres which is required by the Township's Ordinance for a PRD. Mr. McKeegan said he felt a Tree Study of the entire site should be done, not just a "sample" area. Mr. Schultz said due to the recent inclement weather, a "sample area" was only done for now. He said a full Tree Study will be completed once the weather breaks. Mr. McKeegan said it was indicated that a Pump Station will be needed for the sewage; he asked who will own and maintain it. Mr. Schultz said they are currently working with the Deer Creek Drainage Basin Authority on this issue. Mr. McKeegan said he feels a full Traffic Study should be done, due to the large amount of homes being proposed. Mr. Schultz said they plan to do one, once they receive "tentative approval", due to how costly they are. Mr. Taylor said he feels that nearby State Route 910 should be included in the Study. There was a discussion regarding the sight distances. Mr. Schultz said they are trying to work with the PA Game Commission, who owns land adjacent to this parcel, about acquiring a piece of the Game Land property in exchange for a piece of their property to be able to provide a "4-way intersection" for access into the northern and southern sections of the Plan on Cove Run Road.

Mr. McKeegan asked what type of market they are pursuing. Mr. Schultz said the variety of homes they are proposing attract both families and single people; the proximity to major roadways was also discussed. When asked, Mr. Schultz said price points for new homes in this area and in the Fox Chapel Area School District usually range from $500k - $600k.

Mr. Curti said he likes the idea of having the "4-way intersection" at Cove Run Road to connect the two areas of the plan at one point. He said this would be very helpful due to the difficult sight distances along Cove Run Road, which has a lot of bends and curves in the roadway. A discussion was held about the PA Game Commission, and various ways they can go about encouraging them to trade a portion of their land in this area, since it will basically become unusable for hunting, etc. with private homes being so close. Mr. Schultz said they have been having a lot of difficulty in their talks with them. He said they have met numerous times.

Mr. Slagle asked the Planning Commission if they like the concept of the plan; they agreed that they did. He asked what their feelings were about the roadway behind the homes being public or privately owned; everyone agreed they like the concept of having the entrance and driveways into the townhomes in the rear and the

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alleyway being publicly owned. Mr. Slagle asked if the Developer could put together an “architectural drawing” of what they feel a home would look like, since there are no other townhomes like this in the Township. It was pointed out that if the alleyway would remain private, the Township would have no control over it, nor would they maintain it. They also talked about where snow would be piled if it were to remain privately owned. Mr. Slagle asked if the Planning Commission Members were comfortable with having a long roadway with a cul-de-sac, a 31' entrance, and to have “bubble (half moon shaped) areas” put in to provide pull off areas along the roadway. It was agreed that the proposed areas for the cluster mailboxes and school buses were adequate.

Two modifications would be asked for by the Board of Supervisors: 10' front yard setbacks for the townhomes to allow larger rear yards for the entranceway into the home be in the rear, and a waiver of the length of the cul-de-sac road being longer than 1,200'. Mr. Slagle and Commission Members agreed that the Traffic and Tree Studies are also important.

Mr. McKeegan made a motion, seconded by Mr. Taylor, recommending TABLING the “COVE RUN ROAD PRD”, based upon the outstanding items in the Engineer’s review letters dated February 19, 2026, being addressed. Motion carried unanimously.

Solicitor Robb said due to time limitations from the time the Plans were submitted, they need to get a “Letter of Extension” from the Developer until the May 13, 2026 Board of Supervisors’ Meeting, to hold a Public Hearing. Mr. Schultz said he does not feel this would be a problem.

Mr. Moore asked what the construction time frame is; Mr. Schultz said they would like to pave the roadways in July or August, so they would like to get final approval and begin building the homes in the late Summer of 2026.

Resident Chris Capone of Windsor Court said a development very similar to this is located in the Chapel Harbor Development in O’Hara Township, if any Members would like to see the concept of rear entrance townhomes. Mr. Capone said due to snow removal, garbage service, etc. he feels the rear alley roadway should be made as wide as possible. He suggested perhaps the Developer could re-configure the Plan, and lose a home or two to do this. Mr. Schultz said no; they like the layout as it is. Mr. Capone asked if any construction is going to be permitted in the buffer zone of the PRD. Mr. Slagle said only to plant grass, vegetation, and to do landscaping, but no actual building may occur. Mr. Capone suggested more trees be added to enhance the view. Mr. Schultz said with the slopes on the property, what they have presented will be fine, especially as time goes on after building. Mr. Slagle said they have proposed planting more trees than what is required by Ordinance. Mr. Capone said he feels delivery trucks, etc. will use the ‘bubble areas” of the roadway.

Resident Nettie Owens asked about the area of the plan being shown in light green

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on the plans, and if this is the only area that will be disturbed. Mr. Jarquin showed her the areas that will be disturbed and not disturbed. Mr. Schultz said a large portion of the site will not be touched. Ms. Owens asked if they considered putting in a playground area for children living in the plan. Mr. Schultz said he has found in previous developments they have done, that playgrounds located within plans often end up in disrepair, neglect, and fall apart. Mr. Curti said Developers usually pay the Developer's Recreational Fee per unit in lieu of providing recreational facilities. Mr. Curti also added that the Township's Emmerling Community Park is located just down the roadway from the Plan. Mr. McKeegan agreed and said that playgrounds located within a plan usually end up being a cause for insurance liabilities too.

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 October 22, 2025 regular meeting.

2025 PLANNING COMMISSION ANNUAL REPORT

Each Commission Member received a copy of the Planning Commission's Annual Report for 2025.

ADJOURNMENT

Mr. Blume made a motion, seconded by Mr. McKeegan, to adjourn the February 25, 2026, Planning Commission Reorganization Meeting. Motion carried unanimously.

The meeting was adjourned at 7:58 p.m.

Jacquelyn A. Rouggie
Recording Secretary

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