TOWNSHIP OF INDIANA

PLANNING COMMISSION

MARCH 25, 2026

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 Attorney Margaret Cooney from Township Solicitor Tucker Arensberg's office.

APPROVED

REORGANIZATION MEETING MINUTES OF FEBRUARY 25, 2026

Mr. Taylor said the Planning Commission Members just received copies of the "draft minutes" earlier in the day, and he personally would like additional time to review them more closely. He suggested the minutes be "tabled" to give Commission Members time to review them prior to approving them.

Mr. Taylor made a motion, seconded by Mr. McKeegan, to approve TABLING the February 25, 2026, Reorganization Meeting Minutes until the next Planning Commission Meeting. Motion carried unanimously.

DEVELOPMENT PROPOSALS

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

Commission Members were once again 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. Jarquin said after the February Planning Commission Meeting, they had a meeting at Mr. Slagle's office to review various issues. A "bubble" pull off area was discussed as being added about halfway down the long roadway to help with any traffic concerns. They also talked about adding lighting to the mailbox cluster unit and pull off areas, as well as making them wider. He said they discussed the roadway behind the townhouses and different ways to make it publicly owned and maintained, instead of private. Mr. Jarquin said they have submitted a Traffic Impact Study and a Tree Count Survey. Mr. Slagle said the meeting was very beneficial in addressing concerns the Planning Commission had. He pointed out at this point, the Developer is only asking for "tentative" approval of the overall

concept of the Plan. Many details will be addressed during the “final” approval stage, as well as the third-party approvals that will be needed.

Mr. Slagle reviewed his updated letter dated March 20, 2026. He said a lot of items have been addressed and discussed since his first review letter from February 19, 2026. Mr. Slagle said the Developer plans to meet with both the local Post Office regarding the locations of the cluster mailbox areas, as well as representatives from the School District regarding bus stop locations. Mr. Curti said he met with the Fire Chief regarding the location of the proposed hydrants.

A discussion was held about the formation of the Homeowners Association (HOA), as well as who will own and maintain the open space areas and detention facilities. They also discussed restrictions, covenants, and other items that should be in the HOA Agreement. Other items involved with the Development of the Plan were discussed, along with the two proposed modifications. Mr. Slagle said public roadways must provide for a 50' right-of-way with 10' areas provided on each side for public utilities. They discussed the proposed pull off areas and cul-de-sac sizes. Mr. Schultz said he has been trying to arrange a meeting with the School District to talk about their ideas for busses, shelters, etc.. Mr. McKeegan asked if sidewalks are being proposed. Mr. Shultz said he also plans to meet with the Township Public Works Department, and Chief of Police, regarding signage and parking.

Mr. Slagle said profiles for storm and sanitary sewers will need to be provided. He also said all third party reviews will be needed prior to receiving final approval. Lighting plans and entrance sign locations were discussed. Mr. Slagle said a Geotechnical Report will be needed prior to final approval, and a certified technician will be required to be on-site during all earth moving activities.

Mr. Slagle said a Utility Coordination Meeting must be held prior to any construction being approved. Detailed storm sewer designs and profiles will need to be submitted. The section of the Ordinance regarding the protection of trees and woodlands was discussed, including tree calipers, planting types, etc. Tree planting requirements for each lot was talked about as well. The addition of sidewalks was discussed and various ideas were presented.

Mr. Curti said at the last Planning Commission meeting, the idea of possibly swapping land with the adjacent PA Game Commission property in order to provide a 4-way intersection for the plan along Cove Run Road was discussed. Mr. Schultz said he had no success in meeting with them. Mr. Schultz said the street behind the townhouses has been increased to 24'. Mr. Curti said he feels this will help with alleviating traffic on the main roadway in the plan. However, it does hinder the addition of sidewalks within the plan. A discussion was held about adding sidewalks to the plan, as well as compliance with ADA regulations.

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Mr. Slagle continued reviewing his letter; he said most of the items will be addressed during final approval. Mr. McKeegan said he feels the verbiage in the Tree Survey does not seem adequate; Mr. Jarquin said they have only done an initial study at this point. A full Tree Study of the entire Plan will be done if tentative approval is received. A discussion was held about the results of ***the*** Traffic Study as well. Mr. Slagle said a lot of these concerns well be addressed during the Utility Meeting. The impact of traffic on the local roadways was discussed, including peak times and hours, signage, etc.

Resident Nettie Owens said she feels the majority of the homeowners will have school aged children, and she was concerned that residents will not be able to fence in their front yards for safety. Mr. Schultz said these types of items will be addressed in the HOA, and all local Township Ordinances must be met. Ms. Owens said she still feels that a community playground should be provided. Mr. Curti said playgrounds can become a problem in a Plan when deciding who will own and maintain them, insurance liabilities, etc. Mr. Slagle said in the past, most Developers have usually agreed to pay the Developers' Recreation Fees and permit the Township to have control over where the money would be best used for all residents of the Township.

Jonathan Spatz of Church Lane said he feels consideration needs to be given for future power needs, such as the ability to charge electric vehicles and to be sure sufficient power is made available to the homeowners. Mr McKeegan said he feels most new homes are designed to handle such needs. Mr. Schultz said this can be discussed during the Utility Meeting.

Solicitor Cooney said at this point, the Planning Commission has various options. They can vote to recommend approval of the Plan with conditions, and then the Plan can be sent to the Board of Supervisors to vote to hold a Public Hearing for residents input, or the Plan can be tabled but another extension letter would be needed by the Developer. A discussion was held. Mr. Calandra asked if the Engineer felt the Developer has addressed a lot of the concerns they had during their first presentation to the Planning Commission. Mr. Slagle said he felt they have, and a lot of progress was made.

Mr. Slagle said they could recommend approval to the Board of Supervisors, pending the items in his review letter being addressed. Mr. McKeegan said they will also want to include in their motion the two modifications requested by the Developer, as well as any other concerns the Planning Commission has so the Plan can be put up for consideration and discussion at a Public Hearing.

Mr. McKeegan made a motion, seconded by Mr. Blume, to recommend "Tentative Approval" of the "COVE RUN ROAD PLANNED RESIDENTIAL DEVELOPMENT (PRD)", based upon the outstanding items in the Engineer's

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review letter dated March 20, 2026, being addressed, as well as:

First, that the outstanding items in the Engineer's review letter dated March 20, 2026, are satisfactorily addressed by the Developer. Second, if the Fox Chapel Area School District refuses to permit school buses to drive into the Plan, then the Developer shall be required to add shelters from the weather at the school bus stops. Third, the Developer will install a sidewalk on Field View Lane, from the intersection with Road 3 to Road 2. Fourth, the Developer will add crosswalks on Roads 2 & 3 for the purpose of deterring pedestrians from walking in grass or the road to reach townhomes.

Furthermore, tentative approval would include the granting of two (2) modification requests by the Applicant: one to permit the cul-de-sac road to be 2,740' long, which exceeds the maximum length of 1,200', permitted, and the second waiver is for the front yard setbacks for the townhomes to be reduced from 20' to 10' to allow room for the driveways of the townhomes to be placed in the rear of the home instead of the front.

The Planning Commission requests that the Board of Supervisors advertise a Public Hearing to be held for this Plan, in accordance with the Township's Zoning Ordinance for PRD's.

Motion carried unanimously.

UPCOMING BUSINESS:

Mr. McKeegan asked Mr. Curti if he was aware of any new plans coming in. Mr. Curti said he believes the Foxwood Trail PRD Plan off of Little Deer Creek Road in the Rural Ridge section of the Township should be coming back in for "tentative approval" soon.

Mr. McKeegan asked if there were any updates on the Indiana Trails Plan, which is near the intersection of Fox Chapel and Dorseyville Roads, and has been in litigation for years. Mr. Curti said he was not aware of any recent updates on where this plan stands.

ADJOURNMENT

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

The meeting was adjourned at 7:44 p.m.

Jacquelyn A. Rouggie
Recording Secretary

APPROVED