

**Marshall Township
Planning Commission**

**525 Pleasant Hill Road
Wexford, PA 15090**

January 19, 2015 - 7:00 PM

Present: Ron Baling, Elaine Hatfield, Todd Shaffer, Kim Herbert,
Larry Payne

Absent: Jeff Davison, Bob Edwards

**Planning Director/
Zoning Officer:** Nicole Zimsky

Engineer: Art Gazdik

Secretary: Marianne Salzman

Solicitor: Blaine Lucas (not present)

Others:

Mr. Baling called the meeting to order at 7:00 p.m.

MINUTES

❖ Approval of the January 6, 2015 Meeting Minutes.

Mr. Baling moved to approve the Minutes as presented. Ms. Hatfield seconded the motion. Vote in favor of the motion was unanimous [5-0].

PLAN(S)

- ❖ Thorn Hill Associates, LP; SUB-FIN14-16; Brush Creek and Knob Road, plans dated 7/31/2014; **deadline: 2/27/2015**
- ❖ Thorn Hill Associates, LP; SP(LD)14-06; Brush Creek and Knob Road, plans dated 7/22/2014; **deadline: 2/27/2015**
- ❖ Thorn Hill Associates; CU14-03; Brush Creek and Knob Road; plans dated 7/22/2014; **deadline: 2/27/2015**
- ❖ Thorn Hill Associates; CU14-06; Brush Creek and Knob Road; plans dated 11/14/2014; **deadline: 2/27/2015**

Mr. Greg Banner of Key Environmental reviewed the plan and highlighted the changes to the previous submission. The changes included eliminating the recreation center entirely, turning the orientation of hotel four by 90 degrees. These changes had the benefit of improving traffic flow, eliminating the underground detention center, consolidating two separate stormwater detention facilities to one, providing more green space, allowing the addition of sidewalks to connect to the walking trail, eliminating several retaining walls to be replaced with grass slopes and improving the configuration of lots three and four.

Mr. Banner reviewed the location of trash receptacles and the ingress and egress for the trucks to service them. He added that the parking lots will be added only as required, in the same phases as the construction of each hotel.

Ms. Zimsky asked if the twenty foot, or greater, elevation change to building four could be terraced and planted with trees. Mr. Banner suggested a sloping hill with shrubs and tall grasses. As far as the elevation change is concerned, hotel four will likely not be visible to cars on Brush Creek Road, which has an elevation of 1075 and the roof will be at 1121.

Ms. Zimsky asked what their plans were for freestanding signs and Mr. Banner indicated that there would monument signs at each entrance and directional signs, internal to the site. Ms. Zimsky asked that signage be addressed with the landscaping plans and not separately. Mr. Banner agreed.

Mr. Banner asked for feedback from the Commission on how they feel about the changes. Mr. Shaffer and Ms. Hatfield shared the opinion that the proposed hotel four is greatly improved but felt that hotels one and two were still too congested on the other end of the parcel. Ms. Herbert asked for clarification on the pedestrian access to the greenspace and Mr. Banner demonstrated the access on the site plan, adding that the access to the pedestrian trails would be, in part, through the parking lot. Mr. Gazdik and Ms. Zimsky were both opposed to striping in the parking lot to indicate walking trails and asked Mr. Banner to place it between the front of the hotel and the parking spaces, for the sake of liability.

Mr. Payne and Mr. Shaffer shared the opinion that, overall, four hotels on this site is too much. Mr. Payne asked Mr. Banner to review the parking configuration to facilitate moving the garbage dumpster to a location with better access.

Ms. Herbert expressed many concerns over the ownership of each hotel and what would happen when each hotel is sold to different companies over time, especially where easements and shared parking is concerned. She also agreed that there is too much development on the site and would like to see the number of hotels reduced to three. Ms. Zimsky agreed that the site is congested and would prefer to see three hotels instead of four.

Ms. Hatfield moved to table to February 19, 2015 at 7:00 p.m. the four applications from Thorn Hill Associates on this evenings agenda: Subdivision Plan, Land Development Plan, Conditional Use: Floodplain and Conditional Use: Hotels, Motels and Recreation Facility. Mr. Payne seconded the motion. Vote in favor was unanimous [6-0].

ADJOURN

Since there was no further business to come before the Commission at 8:15 p.m., Mr. Shaffer moved to adjourn the meeting. Mr. Baling seconded the motion. Vote in favor of the motion was unanimous. [5-0].

Respectfully submitted,

Marianne Salzman
Planning Commission Secretary