

**Marshall Township  
Planning Commission**

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

**April 20, 2015 - 7:00 PM**

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**Present:** Jeff Davison, Ron Baling, Todd Shaffer, Bob Edwards  
Larry Payne, Elaine Hatfield

**Absent:** Kim Herbert

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

**Engineer:** Art Gazdik

**Secretary:** Jennifer M. Moeslein

**Solicitor:** Blaine Lucas (not present)

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Mr. Davison called the meeting to order at 7:09 p.m.

**MINUTES**

❖ Approval of the March 3, 2015 Meeting Minutes

Mr. Payne noted that he was not present at the March 3rd meeting.

Ms. Zimsky stated that due to the change in staff, Ms. Bauer prepared the minutes eliminating names. Ms. Zimsky asked if the Commission could review the minutes, replacing Ms. Woman and Mr. Man with the proper person. The Commission agreed and moved this item to the end of the agenda.

**PLAN(S)**

❖ Pinewood Corporate Park; SP(LD)15-02; Perry Hwy, Warrendale Bayne Road and Harmony Road; plans dated 2/10/2015; **deadline 6/01/2015**

Mr. Jim Venture, PVE Sheffler, presented the project. Mr. Guy DiRienzo, Developer, was also present.

Mr. Venture discussed the project. The property is located within the RB Zoning District and is surrounded by Warrendale-Bayne Road, Harmony Road and Perry Highway, consists of 5-acres and has a stream to the east. Due to the high voltage power lines and restrictive steep slopes, eight variances are being requested from the Zoning Hearing Board at tomorrow evening's meeting. Mr. Venture reviewed those variances.

Discussion occurred regarding sidewalk placement and different possibilities for the sidewalk on the western side of the property.

Although Ms. Zimsky and Mr. Gazdik did not review their comment letters, the applicant should address their comments which can be found below.

Ms. Zimsky:

**Subdivision Review Comments**

1. **Section 174-205.B.9.(k).** Sanitary Sewage Facilities.

**COMMENT:** A full Planning Module application needs to be completed.

2. **Section 174-205.B.9.(p).** A table with computations estimating the impervious surface.

**COMMENT:** You provide a number, but please provide information on how you determined the number. The response letter state that this information has been added to the plans, but I cannot find it.

3. **Section 174-205.B.9.(s).** Location, width, bearings and purpose of existing and proposed easements and utility rights-of-way.

**COMMENT:** Please provide this information to the plans. The response letter indicated that this information has been added to the plans. But I cannot find it.

4. **Section 174-205.B.16.** Proof of compliance with performance standards as contained in Article 2300 of the zoning ordinance by submission of a certificate of a registered architect or engineer.

**COMMENT:** Please submit proof of compliance with the performance standards.

**Zoning Ordinance Comments:**

1. **Section 208-1005.A.1.(c).** Not more than twenty (20) percent of the total area of all steep slopes 25% or greater shall be disturbed.

**COMMENT:** please show any areas of sloes 25% and greater on the plans and determine the percent, if any, that is proposed to be disturbed. **The developer is proposing to impact 67% of the slopes greater than 25% on the site. A variance is being requested.**

2. **Section 208-1005.A.1.(d).** Not more than sixty (60) percent of the total area of all steep slopes 15% to 25% or greater shall be disturbed.

**COMMENT:** please show any areas of sloes 15% to 25% on the plans and determine the percent, if any, which are proposed to be disturbed. **The developer is proposing to impact 78% of the slopes between 15% and 24% on the site. A variance is being requested.**

3. **Section 208-1005.C.1.** Off-street parking areas shall not be permitted to be located between the public street and any principal building.

**COMMENT:** There is parking proposed between one of the buildings and Harmony Road. **The developer is seeking variance from this requirement.**

4. **Section 208-1005.C.5.(a).** Parking areas shall include a minimum perimeter landscaping planting area eight (8) feet in width to include a continuous planting of flowering shrubs or hedges (a

minimum of 3.5' in height) and shade tree planted forty (40) feet on center for the length of the parking lot boundary.

**COMMENT:** The Developer is required to have 31 shade trees and is providing 20. **The Developer is seeking a variance for this requirement.**

- 5. **Section 208-1005.C.5.(c).** One shade tree shall be provided for every ten (10) parking spaces. **COMMENT:** The Developer is required to have 24 shade trees and is providing 23. **The Developer is seeking a variance for this requirement.**

- 6. **Section 208-1005.E.1.(a).** ... Sidewalks shall measure a minimum of five (5) feet in width and connect to the lot line of the adjacent parcel.

**COMMENT:** The sidewalk along Warrendale Bayne Road stops before it reaches the property line; the sidewalk needs to be extended to the property line. Also, sidewalks are required along Harmony Road; please show the sidewalks on the plan. **The developer is seeking a variance from this requirement.**

- 7. Section 208-1506. Tree protection - replacement schedule

**COMMENT:** The developer is not proposing to replace the trees as specified in this section. **The Developer is seeking a variance for this requirement.**

- 8. **Section 208-2202.B.** Bufferyards

**COMMENT:** Bufferyard C is required on the eastern side of the development where it abuts the TC Zoning District. **The Developer is seeking a variance from this requirement.**

**Additional Comments**

- 1. Trans Associates is reviewing the traffic study. Trans Associates has determined that a traffic impact fee of \$147,076.00 will be due at the time of building permit.
- 2. There is inconsistency in the title block area. For instance, sheet 1100, the Landscape Plan, indicates that this is the Leis E. Etter Trust Subdivision Plan and that the plan was prepared for the Lewis E. Etter Trust. Please go through the sheets and make sure they are correct.

Mr. Gazdik:

**General**

- 1. The Developer shall address all outstanding comments contained in the Planning Directors review letter(s).
- 2. Final locations of required fire lanes and fire hydrants must be approved by the Township Fire Marshall, 174-503.H.
- 3. The Developer shall address all comments and recommendations contained in the Trans Associates review letter(s).

**Grading (88)**

4. There are proposed slopes of 2:1 (H:V). Where cut or fill slopes exceed 3:1 (H:V), a written statement and a slope stability report from a registered professional engineer (Engineer) experienced in geotechnical engineering is required. The statement and report shall indicate the proposed grading has been reviewed, inspected and evaluated by the Engineer and that the slopes and retaining structures specified on the plans shall not result in increased risk or injury to persons or damage to adjacent property or receiving streams from erosion and sedimentation, or landslides, as per 88-13 and 8814.
  
5. A Grading Permit and Grading Permit Agreement, is required prior to proceeding with work, as per 88-17.
  
6. An NPDES construction discharge permit for the site will be required prior to permit issuance , as per 88-15.

***Ms. Hatfield moved to approve Pinewood Corporate Park; SP(LD)15-02, plans dated 2/10/2015 contingent upon staff's comment letters dated April 2, 2015, approval of the requested variances and consideration of sidewalk placement. Mr. Shaffer seconded the motion. Vote in favor of the motion was unanimous [6-0].***

- ❖ Fairmont Square: SUB-FIN 15-07; Fowler Road; plans dated 2/25/2015; **deadline: 7/06/2015**

Mr. Steven Victor, Victor-Wetzel. represented the plan. Mr. Cramer, Property Owner, was also present. Mr. Victor stated the plan has been revised to make a slight reduction in density and to make the development more friendly to empty-nesters. The development will appeal to the traditional market as well.

Ms. Zimsky reviewed her comment letter dated April 2, 2015:

**Subdivision and Land Development:**

1. **Section 174-206.B.2.** Name and address of the owner of record.  
  
**COMMENT:** The County is going to require that the Developer’s phone number be added to the plans.
  
2. **Section 174-206.B.10.** All property lines within the subdivision.  
  
**COMMENT:** Please add the property line bearings and distances to the site layout plans.
  
3. **Section 174-206.B.21.** Delineation of steep slope areas, with categories of slope oriented as follows: (1) 15 to 25 percent; (2) over 25%. All steep slope areas shall be accurately depicted and noted o he plans.  
  
**COMMENT:** As the variances for slope impact have expired, this information needs to be added to the plans. In addition to showing the slope areas please add a table indicating the proposed impact in each slope category.

4. **Section 174-206.B.29.** The names of adjacent property owners.

**COMMENT:** Please add this information to the site layout plans.

5. **Section 174-207.B.14.** Subdivisions which require access to a street under the jurisdiction of Allegheny County or PennDOT shall have a note on the plans indicating that a Highway Occupancy Permit is required.

**COMMENT:** Please add this information to the recording plans.

6. **Section 174-207.B.19.** Subdivisions which contain lands that are proposed for common ownership shall submit documents as set forth in §174-302.F of the Subdivision and Land development ordinance.

**COMMENT:** Please add this information to the plans.

**Additional Comments:**

All outstanding comments from the previous approval need to be addressed, with a letter supplied stating how the comments have been addressed.

Mr. Gazdik:

**General**

- A. The Developer shall address all outstanding comments contained in the Planning Director's review letter(s).
- B. Final locations of required fire lanes and fire hydrants must be approved by the Township Fire Marshall, 174-503,H.
- C. The Developer shall address all comments contained in the Trans Associates review letter(s).

**Grading (88)**

1. There are proposed slopes of 2:1 (H:V). Where cut or fill slopes exceed 3:1 (H:V), a written statement and a slope stability report from a registered professional engineer (Engineer) experienced in geotechnical engineering is required. The statement and report shall indicate the proposed grading has been reviewed, inspected and evaluated by the Engineer and that the slopes specified on the plans shall not result in increased risk or injury to persons or damage to adjacent property or receiving streams from erosion and sedimentation, as per 88-13 and 88-14. The previous geotechnical report should be revised based upon current design.
2. The Geotechnical Report recommends that "rock fall control protection" measures be added to the plan to address differential erosion issues on the proposed cut slope, 88-13 and 88-14.
3. Prior to building permit approval, the Developer's Geotechnical Engineer shall submit a differential settlement analysis for each of the buildings. The Structural

- Engineer of record shall provide a letter, with each building permit application, that confirms he has received and reviewed the Differential Settlement Analysis from the Geotechnical Engineer and that the Differential Settlement estimated are within the structural tolerances of the proposed foundation and building design, 88-13 and 88-14.
4. The previous geotechnical report had specified foundation recommendations for buildings 107, 109, 112 and 113 contained in the Geotechnical Report. These building numbers should be confirmed by the Developer's Geotechnical Engineer and the report revised as needed. The Geotechnical Engineer shall confirm that the foundation recommendations have been followed prior to the issuance of building permits. Other buildings as recommended by the Geotechnical Engineer may also be evaluated, 88-13.
  5. A Grading Permit and Grading Permit Agreement, is required prior to proceeding with work, as per 88-17.
  6. An NPDES construction discharge permit for the site will be required prior to permit issuance , as per 88-15.
  7. Provide grading specification and details that conform to those contained in the Geotechnical Engineers Report and section 88-16. Note specific keyway dimensions were recommended in the previous Geotechnical Report, and shall be shown on the plans.
  8. The grading for the proposed connection to the existing Township ROW on the Tepco Parcel, located in the southwest corner of the site, shall be extended within the Township ROW, so that a cartway may be maintained to service the existing ROW and cartway on the Tepco Parcel, 88-2

#### **Subdivision and Land Development (174)**

9. Provide a centerline profile for the proposed connection to the existing cartway on the Tepco Parcel also shown the cartway being extended to property line, 174-502.
10. A easement for maintenance of the "Private Underground Stormwater Management Facility", on Parcel A, shall be added to the Plan of Recording, 174-502. The easement shall be labeled as "Private Underground Stormwater Management Facility"
11. An approved sewage facilities planning module shall be provided, 174-207.B.9.b.
12. Provide Datum and benchmark locations on the Grading Plans, 174-205.B.h.
13. Install perimeter monuments that are noted as "To Be Set" on the plan, 174-207.B.1. and 174-508. Several additional monuments should be added and shown on the recording plan to assist future surveyors. The "Prop. Monuments" shown on the Recording Plan are not located or tied to the property lines and should be revised so that are on the property boundary.
14. Provide final As-built Plans prior to issuance of building permits, as per 174-509.

15. The condition of the existing storm sewer culvert at the intersection of Maple Drive and Fowler Road, where the stormwater from the project is proposed to discharge, is in poor condition. The existing 36 culvert and end walls will need to be replaced, 174-502.
16. The minimum centerline radius is required to be 125'. The developers shall need to request a modification to install the radii of 65', 60' and 50' that are proposed on Fairmont Drive, 174-404.B.
17. An autoturn analysis should be provided to check if a garbage truck is able to safely travel the proposed private allies, 174-404.B.
18. A Penn DOT HOP permit is required for the proposed roadway connection to SR 19 and for the proposed storm sewer connection from Basin 2A.
19. The street coming off of SR 19 is called Fairmont Drive, it changes at the first intersection to Fowler Road. The street name of Fairmont Square is then used again in the area of the proposed lots. A more consistent naming approach should be used, 174-404.F.

#### **Stormwater Management (165)**

20. Provide a geotechnical report for the proposed SWM Pond embankments, as per 165-106.E.7.
21. The existing 36" storm sewer on Maple Drive shall be added to the existing conditions and Storm Sewer Plans, 165-104.5.E.
22. The proposed subsurface detention facility will be privately owned and will require a Stormwater Management Agreement, as per 165-107.4.
23. The above grade Stormwater Management facilities may be dedicated to the Township. The estimated cost of maintenance of these facilities for a period of ten years is to provided to the Township Engineer for review and approval, 165-107.2.C.

***Ms. Hatfield moved to recommend approved of Fairmont Square: SUB-FIN 15-07; plans dated 2/25/2015, contingent upon staff comment letters of April 2, 2015 and the approval of the requested variances. Mr. Davison seconded the motion. Vote in favor of the motion was unanimous. [6-0]***

- ❖ S Hammel Properties; SUB-FIN15-04; Route 19 and Harmony Rd., plans dated 2/10/2015; **deadline: 6/01/2015**

Mike Rahenkamp, Tait Engineering represented the plan. Mr. Hammel, property owner, was also present. Mr. Rahenkamp stated the property is located along Route 19; currently consists of playground equipment and two residential dwellings. The improvements would consist of three new 1-story retail buildings replacing the two existing structures. The third building would be tucked in the back of the property. Currently, the property is divided into four parcels. This plan would consolidate the property into one parcel which would ease the setback lines for the building layout.

Ms. Zimsky reviewed her and Mr. Gazdik's joint letter dated April 2, 2015:

### **Subdivision Review Comments**

1. **Section 174-206.B.12.** All existing streets on or adjoining the tract, including streets of record, with names rights-of-way and paved cartways.

**COMMENT:** Please show the right-of-way and paved cartway for Harmony Road. If the right-of-way is less than 50' in the area of the plan right-of-way needs to be dedicated to the Township to provide 25' from the centerline of the road to the property line where the subdivision/consolidation is proposed. Also, please provide the cartway for Perry Highway.

2. **Section 174-207.B.10.** Location, width, bearings and purpose of existing and proposed easements and utility rights-of-way.

**COMMENT:** Please provide this information.

### **Additional Comments**

1. Please note on the plan that the existing structures are to be razed.
2. Allegheny County is going to require that the developer's phone number be added to the plans.

***Mr. Baling moved to approve S Hammel Properties; SUB-FIN15-04; plans dated 2/10/2015, contingent upon staff comment letter dated April 2, 2015. Mr. Payne seconded the motion. Vote in favor of the motion was unanimous. [6-0]***

- ❖ S Hammel Properties; SP(LD)15-01; Route 19 and Harmony Rd., plans dated 2/10/2015; **deadline: 6/01/2015**

Mr. Mike Rahenkamp, Tait Engineering, represented the plan. Mr. Jim Hammel, property owner, was also present. The two existing buildings along Harmony Road will be razed. Mr. Hammel would like to improve the property and replace the existing tenants. The trees will be preserved as much as possible. One entrance off Route 19 that will allow access through the parking lot. All aisle ways are standard width, two-way traffic with standard size and shaped parking that is in compliance with the Township's ordinances. Mr. Rahenkamp does not anticipate any extreme traffic impacts since the property is already in a busy corridor of Perry Highway and set up for this type of business. Mr. Rahenkamp plans on submitting revised plans that will address all outstanding Township comments.

Mr. Rahenkamp reviewed the variances that are being sought from the Zoning Hearing Board at tomorrow evening's meeting.

Discussion occurred regarding the sidewalk, specifically the drop-off and placement.

In response to Ms. Hatfield's question, Mr. Hammel responded that proposed tenants will be a fitness factory/gym, a use for special needs kids and overflow from his Shenot Road tenants who are looking for more space, specifically Modern Yesterdays.

Ms. Zimsky reviewed her comment letter dated April 2, 2015:

**Subdivision Review Comments**

1. **Section 174-205.B.9.(j).** Water Service.

**COMMENT:** Please provide a letter from West View Water Authority stating that they have capacity to service the project.

2. **Section 174-205.B.9.(k).** Sanitary Sewage Facilities.

**COMMENT:** A full Planning Module application needs to be completed.

3. **Section 174-205.B.9.(o).** The boundaries of any overlay zoning districts described in the Zoning ordinance.

**COMMENT:** The property is located in Floodplain District. Please note this on the plans and remove surveyor note #4.

4. **Section 174-205.B.9.(s).** Location, width, bearings and purpose of existing and proposed easements and utility rights-of-way.

**COMMENT:** Please provide bearings and distances for the various easements shown on the plans.

5. **Section 174-205.B.13.** Floor plans, elevation drawings of all facades on all structured, exterior building materials and colors.

**COMMENT:** Please add this information with the plans.

**Zoning Ordinance Comments:**

1. **Section 208-1002.B.6.** Corridor Enhancements Overlay District §208-1506. Tree Protection.

**COMMENT:** Tree protection standards apply to this development. Please add the required information to the plans. It is difficult to distinguish which trees are to be removed. There is a 30, 40 and 50" diameter trees in the southwest corner of the property, are these to be removed? If so, is there a way to save them?

2. **Section 208-1005.C.1.** Off-street parking areas shall not be permitted to be located between the public street and any principal building.

**COMMENT:** There is parking proposed between the 6,400 one-story building and Perry Highway. Please move the parking or you will need to seek a variance from the Zoning Hearing Board. **The Developer is seeking a variance from this requirement.**

3. **Section 208-1005.E.1.(a).** ... Sidewalks shall measure a minimum of five (5) feet in width and connect to the lot line of the adjacent parcel.

**COMMENT:** The sidewalk along Perry Highway stops before it reaches the property line. Extend the sidewalk to the property line or you will need to seek a variance from the Zoning Hearing Board. **The Developer is seeking a variance from this requirement.**

4. **Section 208-303 Note 11(a).** A lot may support multiple principal building, provided the grouping of buildings are designed as a unified series (architecturally related) and incorporate a formal public plaza and other site design features serving to unify elements on the site and create a pedestrian environments.

**COMMENT:** As you are proposing to have two buildings on one parcel you must tie them together as described above. Couple you please provide some details of what your proposed courtyard may look like? Is it grass? Pavement? Any landscaping?

#### **Additional Comments**

1. Trans Associates has determined that a traffic impact fee of \$77,968 will be due at the time of building permit. Overall the project will generate 52 trips and there is an 8 trip credit because of existing uses. Broken down, Building 1 generates 15 trips - \$26,580, Building 2 generates 12 trips - \$21,264, and building 2 generates 17 trips - \$30,124.
2. Please see the comments for the subdivision plan.

Mr. Gazdik reviewed his letter dated April 2, 2015:

#### **General**

1. The Developer shall address all outstanding comments contained in the Planning Directors review letter(s).
2. Final locations of required fire lanes and fire hydrants must be approved by the Township Fire Marshall, 174-503.H.
3. The Developer shall address all comments and recommendation contained in the Trans Associates review letter(s).
4. It appears that several of the existing sanitary sewer manholes will need to grade adjusted. The Marshall Township Municipal Sanitary Authority shall review and approve all proposed sanitary sewer revisions. It is recommended that the Developer contact Bill Campbell of the MTMSA to initiate the review process.

#### **Grading (88)**

5. There are existing slopes of 2:1 (H:V) on the site that abut a proposed building and parking area. A geotechnical report from a registered professional engineer experienced in geotechnical engineering is requested to assure that the existing slopes are stable, 88-13 and 88-14.

6. A Grading Permit and Grading Permit Agreement, is required prior to proceeding with work, as per 88-17.
7. An NPDES construction discharge permit for the site will be required prior to permit issuance , as per 88-15.

**Subdivision and Land Development (174)**

8. Fencing should also be shown around the proposed play area, 174-402.
9. The Developer is to request all Modifications in writing. The request for Modifications shall fully state the reasons and grounds for why the provision is unreasonable or a hardship imposed, and discuss the minimum modification necessary, 174-201.D.
10. Provide PennDOT HOP Permit(s) for the entrance drive on SR 19, 174-205.B.10.
11. Obtain a Marshall Township HOP Permit'for the entrance road on Harmony Road, 174-205.B.10.
12. It is understood that no facilities that are proposed to be dedicated to the Township.
13. An approved sewage facilities planning module is required, 174-207.B.9.b.
14. Provide Datum and benchmark locations on the plans, 174-205.B.h.
15. Set proposed perimeter monuments shown on the plan(s), 174-207.B.1., and 174-508.
16. Profiles for the entrance roads should be provided, 174-404.C.3(c)(i).
17. The ADA Access Ramps and design details should be provided, 174-503.I.2(b).

**Stormwater Management (165)**

18. The majority of the proposed SWM basin is on an adjoining property. The Township Solicitors Office should be contacted to determine if this may be handled through an recorded easement agreement.
19. An Emergency spillway as per, 165-106.3.E.7., should be provided. Provide cross section of spillway and show extent of spillway on site plans.
20. Provide a geotechnical report for the proposed SWM Pond embankments, as per 165-106.E.7.
21. The proposed surface detention facilities will be privately owned and will require a Stormwater Management Agreement, as per 165-107.4.

Discussion occurred regarding the design of the courtyard and the nature of the materials of the front building's elevations. Mr. Payne commented that he is not sold on the character of the rendering presented. Mr. Davison added that with the correct façade this would be a definite improvement from what currently exists.

**Mr. Shaffer moved to approve S Hammel Properties; SP(LD)15-01; plans dated 2/10/2015 contingent upon staff comment letters dated April 2, 2015 and the approval of requested variances. Ms. Hatfield seconded the motion. The vote: Mr. Shaffer, Ms. Hatfield, Mr. Davison, Mr. Baling and Mr. Edwards for the motion. Mr. Payne opposed the motion. [5-1]**

❖ Northgate Road Vacation Ordinance

Ms. Zimsky stated this Ordinance is associated with the Park at Marshall Plan. The right-of-way for Northgate Drive continues into the pit of I-79 which is a dead-end. The proposed connection to Route 19 leaves that area of Northgate Drive useless. The right-of-way will go from the centerline to the adjoining property owners. The Park at Marshall and the Turnpike Commission will receive additional property. To legally vacate Northgate Road, the Planning Commission needs to act on this ordinance.

**Ms. Hatfield moved to approve the proposed Ordinance to Vacate Northgate Road. Mr. Edwards seconded the motion. Vote in favor of the motion was unanimous. [6-0]**

**MINUTES**

❖ Approval of the March 3, 2015 Meeting Minutes

At this time, Mr. Davison and Mr. Payne left the meeting since they were not at the March 3, 2015 meeting.

The Planning Commission discussed the March 3, 2015 minutes replacing Mr. Man/Ms. Woman with the appropriate names. The changes were made to the original document.

**Mr. Edwards moved to approve the March 3, 2015 minutes as amended. Mr. Shaffer seconded the motion. Vote in favor of the motion was unanimous. [4-0]**

**ADJOURN**

At 9:12 PM, Mr. Baling moved to adjourn the April 20, 2015 meeting. Mr. Shaffer seconded the motion. Vote in favor of the motion was unanimous.