

MINUTES
AGENDA MEETING
March 28, 2016

MARSHALL TOWNSHIP BOARD OF SUPERVISORS
525 PLEASANT HILL ROAD
WEXFORD, PA 15090

The following persons were present:

SUPERVISORS: Thomas Madigan, Chairman
 Philip Troy, Vice Chairman
 Jason Bragunier
 Anthony (Jack) Candek
 Bob Edwards

MANAGER: Neil D. McFadden

PLANNING DIR: Nicole Zimsky, AICP

OTHERS: 10

Mr. Candek called the meeting to order at 7:05 p.m. Mr. Candek, Mr. Bragunier and Mr. Edwards comprised a quorum.

1. Review and Approval of Proposed April 4, 2016 Agenda - Mr. Candek asked Mr. McFadden to review the proposed Agenda. Mr. McFadden indicated page 1 was routine. Item 7 on Page 2 will draw public interest. Every property owner along Northgate Drive has been mailed a notice, which includes the estimated assessments. The Board approved the Agenda for a single meeting on April 4, 2016.

(Mr. Troy arrived at this time.)

2. Prazier Plan; Motion to Refresh - Mr. McFadden asked for a motion to refresh the approval of the Prazier Plan for recording purposes. (Originally approved 7/27/15). Mr. Edwards moved to approve, seconded by Mr. Bragunier; vote in favor was unanimous [4-0].

(Mr. Madigan arrived at this time.)

3. Waters Senior Living Holdings, LLC; ZHB Appeal #1064; Vacant Property Adjacent to Perry Hwy. in the Route 19 Boulevard (RB) Zoning District - Attorney Kevin McKeegan introduced the variance requests to the Board. Mr. John Hunsicker represented the Waters Senior Living Group and presented a series of slides, along with printed materials, giving an overview of the proposed development. Attorney McKeegan then discussed each of the six variance requests. Mr. Madigan directed questions regarding building height, location of parking, placement of sidewalk (trail) and location of loading areas.

The Board voiced concern over the size of the building and the magnitude of the requested variance. Options on separation of building components and alteration of the building footprint were discussed with Cathy Cienciala of Perkins Eastman Architects.

At the conclusion of discussion, Mr. Madigan offered that the use is a permitted use in the zoning district, is welcomed in the community and that he is sympathetic to the concept and goals presented. His concern is that the Board is committed to defending the building size requirements as set forth in the Ordinance, and that this unique situation cannot be allowed to undermine that commitment.

The Board agreed, and directed the Planning Director to voice "no opposition" to five of the six variances requested, however to convey their concern to the Zoning Hearing Board for maintaining the integrity of the zoning district's gross floor area requirement beyond this unique instance.

4. Mr. Owen Gormley briefly addressed the Board to request removal of the temporary stop signs that were placed on Ridge Road to accommodate earth moving activity. This earth moving is now complete. Mr. McFadden indicated that he will have these signs removed.

5. ADJOURN

Since there was no further business to come before the Board, at 8:15 p.m., the meeting adjourned. Motion by Mr. Edwards, seconded by Mr. Candek; vote in favor was unanimous [5-0].

Respectfully submitted,

Neil McFadden,
Township Manager