

**Marshall Township
Planning Commission
525 Pleasant Hill Road
Wexford, PA 15090**

January 5, 2016 - 7:00 PM

Present:	Bob Edwards, Elaine Hatfield, Larry Payne, Ron Baling and Kim Herbert
Absent:	Jeff Davison, Todd Shaffer
Planning Director/ Zoning Officer:	Nicole Zimsky
Engineer:	(not present)
Secretary:	Sandy Bauer
Solicitor:	Blaine Lucas (not present)
Others:	Paul Maenner, John Hunsicker, Kevin McKeegan, Katherine Cienciala, Jim Green

Mr. Baling called the meeting to order at 7:02 p.m.

REORGANIZATION

- ❖ ***Mr. Edwards nominated Jeff Davison for the role of Chairman. Ms. Hatfield seconded. The vote to approve the motion was unanimous.***
- ❖ ***Mr. Payne nominated Ron Baling for the role of Vice-Chairman. Mr. Edwards seconded. The vote to approve the motion was unanimous.***
- ❖ ***Ms. Herbert nominated Elaine Hatfield for the role of Planning Module Administrator. Mr. Baling seconded. The vote to approve the motion was unanimous.***

Ms. Zimsky proposed the schedule as follows: Regular Monthly Meetings are to take place on the first Tuesday of the month at 7:00p.m, continued meetings will take place on the third Monday of the month at 7:00 p.m. Exceptions to the aforementioned schedule are as follows: In July and September, the meetings will take place on the second Tuesday of the month on July 12, 2016 and September 13, 2016 respectively. Note that these will be the only meetings in these months. In the months of June, August, November and December there will only be one meeting and will be held on the first Tuesday of the month. Ms. Zimsky explained that this was the way the schedule has been organized for many years.

Mr. Edwards moved to approve the proposed meeting schedule. Ms. Hatfield seconded. The vote to approve the motion was unanimous.

MINUTES

Approval of the August 4, 2015 Meeting Minutes.

Mr. Edwards moved to approve the Minutes. Mr. Baling seconded. Ms. Hatfield and Ms. Herbert abstained. The motion was carried.

PLAN(S)

❖ The Waters Senior Living Plan Concept Presentation

John Hunsicker with Waters Senior Living presented the plan concept with the intent to formally submit an application in time for review at the February Planning Commission meeting. The proposed development provides a senior living concept comprised of a range of services. These include; independent living, assisted living and memory care. They do not include skilled nursing services. The focus is not only to provide housing, but on whole person health and well-being. Mr. Edwards asked why The Waters chose Marshall Township. Mr. Hunsicker explained that size; demographics and population growth were all determining factors in choosing Marshall. There is less competition in the market as most senior facilities are older. Mr. Hunsicker explained that The Waters has a working relationship with the University of Minnesota, which is a leading resource in wellness care for different specialty groups such as the elderly. Ms. Herbert inquired that since no nursing care will be provided, what is involved in the personal care. In Pennsylvania there is licensure for personal care (home services which are not of a nursing nature but other services such as medication management, help dressing, bathing etc...) Part of The Waters would be licensed to provide those services to residents. These services will stop short of nursing. Ms. Herbert asked for clarification regarding dementia care. Mr. Hunsicker explained that memory care is also licensed as personal care. It's simply a higher degree of care with more attendants around the clock. Mr. Edwards asked if the memory care portion would be locked down. Mr. Hunsicker replied yes. Ms. Herbert asked if a resident needed nursing care could they bring in nurses or would they be required to leave The Waters. Mr. Hunsicker stated that residents could potentially add options of nursing care; however, this can become extremely expensive and/or may not meet safety standards of care. Consequently, these residents usually leave and go to a nursing care facility. Ms. Herbert inquired as to the percentage of turnover. Mr. Hunsicker stated that the percentage is very small and that it is certainly the exception. Ms. Herbert asked if a resident opted to pay for nursing care, can and would The Waters help them obtain nursing care? He explained that The Waters could act as a coordinator or consultant for nursing care as far as regulations will allow.

The Waters leads with hospitality and services and supports with care. The units are rented on a month-to-month basis with no up-front investment and are private pay. There are 100-150 residential units. He described the exterior and exterior of the property, the location and facilities. There is a gym and yoga classes but no pool. There is a restaurant and coffee shop.

He introduced the site plan and location on the lot. Mr. Hunsicker also gave a description of the interiors including kitchenette and bathroom specifics. There is no shared occupancy except for in the case of couples. Dining is not included in rent. There is underground parking. Average rent charged for a one bedroom independent living unit would be approximately \$1900-\$2300 per month. Weekly housekeeping, programming and parking are included in this price. Personal Care and check-in services are an extra charge provided a-la-carte. A memory care unit with includes meals etc...could approach \$6000-\$8000 per month.

Katherine Cienciala of Perkins Eastman Architects described the proposed site as challenging and described the lot. She explained that the interiors of the memory care units are shaped by research on memory challenge. The intent is to design a space which does not feel institutional. The units range from approximately 700 sq. ft. to 1300 sq. ft. for the independent living units. The memory care support units would be approximately 450 sq. ft. Ms. Zimsky stated that there will be a sidewalk constructed for Fairmont Square along Fowler Road in addition to a trail. Service areas will be in areas not readily visible to residents and guests. Jim Green of GAI Consultants described bio retention areas. Mr. Payne and Mr. Baling voiced concerned for pedestrian safety on trail and/or sidewalk. Discussion of the proposed trail takes place. Mr. Hunsicker gave a timeline for application and construction. He anticipates opening during Fall/Summer of 2017.

Ms. Zimsky inquired as to the availability of Planning Commission members for the February meeting. Ms. Hatfield, Mr. Davison cannot attend. Mr. Payne and Mr. Baling will attend. Mr. Edwards will attend if his replacement has not been named.

ADJOURN

Since there was no further business to come before the Commission at 8:03 p.m., Ms. Hatfield moved to adjourn the meeting. Ms. Herbert seconded the motion. Vote in favor of the motion was unanimous.

Respectfully submitted,

Sandy Bauer
Planning Commission Secretary