

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

**October 4, 2016 - 7:00 PM**

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**Present:** Elaine Hatfield, David Pampena, Todd Shaffer, Jeff Davison, Kim Herbert and Ron Baling

**Absent:** Larry Payne

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

**Engineer:** Art Gazdik

**Secretary:** Sandy Bauer

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

**Others:** Sarah Moore, Bruce Pollock

Mr. Davison called the meeting to order at 7:05 p.m.

**MINUTES**

Approval of the June 7, 2016 Meeting Minutes.

***Mr. Baling moved to approve the minutes. Ms. Hatfield seconded the motion. Mr. Pampena and Mr. Shaffer abstained. The motion was passed. (4-0)***

**PROPOSED ORDINANCE**

Ordinance vacating a portion of Old Perry Highway

Ms. Zimsky detailed the proposed ordinance for the Commission. The right-of-way in question is a remnant of an old, unused dirt roadway that led away from the ball field. It had been cut off from all other roads at some point in the past.

***Ms. Hatfield moved to recommend approval of the ordinance. Mr. Shaffer seconded the motion. The motion was unanimously passed. (6-0)***

**PLAN(S)**

- ❖ VIP Drive Office Development; SP(LD)16-21; 117 & 119 VIP Drive, plans dated 9/13/2016; **deadline: 1/2/2017**
- ❖ The NRPD Plan; SUB-FIN 16-06; Between 117 & 119 VIP Drive, plans dated 9/13/2016; **deadline: 1/2/2017**

Ms. Sara Moore, of Moore Design Associates, and Mr. Bruce Pollock, of RSSC Architecture, presented the plans with the aid of a PowerPoint presentation.

Mr. Pampena asked for further information regarding the likelihood of light disruption on Interstate 79. Mr. Baling initiated discussion regarding the buffer and potential visibility of the site from Interstate 79. Ms. Hatfield initiated discussion regarding building uses and traffic concerns. Ms. Zimsky explained that Bob Goetz, of Trans Associates, is reviewing the plan. Ms. Zimsky and Mr. Gazdik discussed traffic impact noting that the only real traffic impact for an office building would occur during the morning and afternoon rush hours.

Ms. Zimsky gave a description of the proposed subdivision plan, however, she noted several concerns. The plan does not illustrate previous lot consolidations. There is a question as to whether there are two lot lines on the plan that should be extinguished. Ms. Zimsky suggested that a surveyor should examine the drawings to determine if a partial consolidation had occurred. If it has, the proposed plan needs to reflect the previous subdivision.

Mr. Davison asked how many buildings can be built on one lot. Ms. Zimsky explained that this district allows campuses with more than one principle building per lot. The minimum lot size per building is one acre. Mr. Davison initiated conversation regarding the retention pond and its capacity. Ms. Zimsky relayed that Allegheny County Economic Development raised the issue of pond access and maintenance. Ms. Moore described a proposed shared access easement that goes to a lift station owned by MTSA.

Mr. Shaffer asked if they would request a modification for the sidewalk requirement from Board of Supervisors. After a site inspection, Ms. Zimsky and Mr. Gazdik feel that sidewalks can be installed with minor disruption to the existing and proposed development. Mr. Shaffer notes that he would like to see the sidewalk installed.

Discussion regarding the height of building took place. Ms. Zimsky explained that the Fire Marshall has reviewed the plan and will verify that the plans work for access. A variance will be sought for building height. Upon recommendation for approval, they will apply by the end of October and go before the Zoning Hearing Board in November.

Ms. Zimsky read her comments:

I. **SUB(FIN)16-21: The NRPD Plan – Fast Track Subdivision Application:**

This plan is submitted in conjunction with the NRPD VIP Drive Office Building Plans. The purpose is to consolidate the lots so that a third building can be added to the property. The Property is located in the Planned Office, Research, Business Park District (PORBP) Zoning District.

II. **Subdivision and Land Development:**

NONE

III. **Additional Comments:**

1. Have the lot lines between Lots 4 and 5 and Lots 6 and 7 already been extinguished?
2. **Compliance with Laws:** The Developer and the development of the subject property shall comply with all applicable Federal, State, County and Township laws, regulations and ordinances, including but not limited to the Township Zoning Ordinance and the Township Subdivision and Land Development Ordinance.
3. **Reimbursement of Township Review Fees and Expenses:** The Developer shall reimburse the Township for all Engineer, Solicitor and other professional consultant fees and all other expenses incurred by the Township as a result of the proposed development on the subject property.
4. **Execution of Documents:** The proper Township officers are authorized to execute all documents contemplated by this approval.

II. **SP(LD) 16-06: NRPD, LLC VIP Drive – Land Development Plan:**

This plan proposes the addition of a 36,000 SF building to the site located on VIP Drive. The proposed development is located in the Planned Office, Research and Business Park (PORBP) zoning district.

II. **Subdivision Review Comments**

1. **Section 174-205.B.9.(f).** Existing and proposed structures and the height of each structure.

**COMMENT:** The proposed height of the building exceeds the maximum Building Height provided for in the zoning ordinance. The zoning Ordinance provides for a maximum height of 45 feet with no habitable space above 35 feet. The application proposes a building height of 67.3 feet at the location of the underground parking. A variance will be required.

2. **Section 174-205.B.9.(q).** Delineation of steep slope area(s), with categories of slope oriented as follows: (1) 15 to 25 percent; (2) over 25 percent. All steep slope areas shall be accurately depicted and noted on the site plan.

**COMMENT:** A table has been provided; however, we would like you to show the 15% to 25% and the >25% slope areas on the plan.

3. **Section 174-205.B.10.** A list of relevant permits, approvals or certificates required by Federal, State, county, or local governmental authorities. Following receipt of said list the township will indicate which permits, approvals or certificates must be obtained prior to development approval by the township.

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

4. **Section 174-205.B.14.** Traffic Impact Study.

**COMMENT:** A copy of the plans will be forwarded to Trans Associates to determine if a traffic study will be required.

5. **Section 174-503.I.1.(c).** Sidewalks shall be provided in all non-residential land developments.

**COMMENT:** Please show sidewalks as required by this section. The standard for construction can be found in Section 174-503.I.2. The Applicant is seeking a modification from the Board of Supervisors for this requirement.

**III. Zoning Ordinance Comments:**

**NONE**

**IV. Additional Comments**

1. The plans show a 15 foot setback. This setback is actually a bufferyard. Please clarify this on the plans.

Mr. Gazdik read his comments:

The Developer shall address all outstanding comments contained in the Planning Directors review letter(s).

Final locations of required fire lanes and fire hydrants must be approved by the Township Fire Marshall, 174-503.H.

The proposed connection to the Sanitary Sewer will need to be reviewed and approved by the McCandless Township Sanitary Authority (MTSA). MTSA has provided a letter indicating that conveyance and treatment capacity is available for the project.

**Grading (88)**

1. A design report and detailed engineering plans for the proposed retaining walls of a height greater than five (5') feet will be required, as per 88-13.A.(2).
2. A Grading Permit and Grading Permit Agreement, is required prior to proceeding with work, as per 88-17.
3. A NPDES construction discharge permit for the site will be required prior issuance of the grading permit, as per 88-15.

**Subdivision and Land Development (174)**

4. It is understood that no facilities are proposed to be dedicated to the Township.
5. Are any Modifications being requested for this land development? As per 174-201.D.2, all Modifications shall be requested from the developer in writing.
6. A subdivision plan for lot consolidation is and has been submitted and is currently being reviewed.
7. Sidewalks are required along the frontage, 174-503.I.1.(c).
8. Sewage Facility Planning Module Exemption request shall be submitted to PA-DEP, 174-207.B.9.b. A capacity letter has been provided from the by the McCandless Township Sanitary Author and the Planning Module exemption will be executed by the Township and provided to the developer.

**Zoning (208)**

9. Provide a detail of the proposed dumpster enclosure, 208-800.

**Stormwater Management (165)**

10. The pond shall be fenced unless the design requirements noted in 106.D.(15) are addressed.
11. The use of corrugated metal pipe for the underground SWM control facility, while allowable, is not recommended due the proximity to the proposed underground parking area and the issues related to replacement of the facility in future.
12. The proposed subsurface detention facility and the existing upsized SWM basin will be privately owned and will require a Stormwater Management Agreement, as per 165-107.4

Ms. Herbert asked why the ADA parking spaces are shown to be exclusively above ground. Ms. Moore stated that the intent was to provide public spaces at the primary entrance. The garage entrance will be controlled access. Ms. Herbert and Mr. Shaffer would like to see ADA spaces in the garage to protect individuals from the elements. Ms. Moore commented that the public needs access to ADA spaces and would not have access if the spaces were inside the garage. Mr. Pampena commented that a business could restripe a space inside the garage if they saw fit.

A description of double-stacked parking spaces and garage layout took place. Mr. Gazdik and Ms. Zimsky will require auto turn analysis.

Ms. Herbert would like to see an indication of how large of a topsoil deposit would be in front of 119. Ms. Moore answered that it was very temporary. Mr. Gazdik suggested that the plan should include an estimate of size and length of storage.

***Mr. Baling moved to recommend approval of the plan contingent upon staff letters and variance granted. Mr. Pampena seconded the motion. The motion was unanimously passed. (6-0)***

**ADJOURN**

***Since there was no further business to come before the Commission at 8:08p.m., Mr. Shaffer moved to adjourn the meeting. Ms. Hatfield seconded the motion. The motion was carried unanimously. (6-0)***

Respectfully submitted,

Sandy Bauer

Planning Commission Secretary

UNAPPROVED