

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

November 1, 2016 - 7:00 PM

Present:	Ron Baling, Elaine Hatfield, David Pampena, Kim Herbert and Larry Payne
Absent:	Jeff Davison and Todd Shaffer
Planning Director/ Zoning Officer:	Nicole Zimsky
Engineer:	Art Gazdik
Secretary:	Sandy Bauer
Solicitor:	Blaine Lucas (not present)
Others:	Eric Newhouse

Mr. Baling called the meeting to order at 7:08 p.m.

MINUTES

Approval of the October 4, 2016 Meeting Minutes.

Ms. Hatfield moved to approve the minutes. Mr. Pampena seconded the motion. Mr. Payne abstained. The motion was passed.

PROPOSED ORDINANCE AMENDMENT

Ordinance amendment adding Bulk Standards in the OSPC district

The OSPC district was inadvertently left off of the Table of Area and Bulk Standards when the ordinance was revised in 2008. This amendment will make the addition.

Ms. Hatfield moved to approve the amendment as it has been set forth. Mr. Payne seconded the motion. The motion was passed unanimously.

PLAN(S)

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

Ms. Zimsky explained that the original consolidation of the lots was shown in a way that could be considered unclear. This plan will eradicate the lot line in its entirety.

There were no Staff comments.

Mr. Baling moved to recommend approval of the plan. Mr. Pampena seconded the motion. The motion was carried unanimously.

- ❖ Venango Trails Revised Phase 4; SUB-FIN16-19; plans dated 11/11/2014; plans received by the Township on 08/22/2016; **deadline: 11/20/16**

Eric Newhouse, Project Manager with Venango Trails, presented the plan. The plan seeks to change side to side lot lines. The home types intended for those lots have changed, thereby necessitating a change in the lots themselves.

Ms. Zimsky read her comment letter:

I. **Venango Trails Revised Phase 4 –Subdivision Application:**

The proposed plan reconfigures lots in Phase 4 of the Venango Trails Development to meet market demand. The proposed lot line adjustments are to accommodate a housing unit with a first floor master bedroom. The proposed lot line adjustments do not change the number of lots (units) in the plan or the road configuration. A small amount of open space is gained with this proposed adjustment. The areas of change are outlined in thin dashed lines on the plan. All proposed changes fall within the scope of the original Venango Trails approval.

II. **Subdivision Review Comments**

1. **Section 174-206.B.8.** Zoning District and adjacent zoning district(s).

COMMENT: Please add this information to the plans.

III. **Additional Comments**

1. The proposed subdivision is consistent with the approved Venango Trails PRD, Amended August 29, 2011.

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The proposed plan reconfigures lots in Phase 4 of the Venango Trails Development to meet market demand. The proposed lot line adjustments are to accommodate a housing unit with a first floor master bedroom. The proposed lot line adjustments do not change the number of lots (units) in the plan or the road configuration. A small amount of open space is gained with this proposed adjustment. The areas of change are outlined in thin dashed lines on the plan. All proposed changes fall within the scope of the original Venango Trails approval.

II. **Subdivision Review Comments**

1. **Section 174-206.B.8.** Zoning District and adjacent zoning district(s).

COMMENT: Please add this information to the plans.

III. **Additional Comments**

1. The proposed subdivision is consistent with the approved Venango Trails PRD, Amended August 29, 2011.

Ms. Hatfield moved to recommend approval of the plan. Mr. Payne seconded the motion. The motion was carried unanimously.

ADJOURN

Since there was no further business to come before the Commission at 7:45 p.m., Mr. Baling moved to adjourn the meeting. Mr. Pampera seconded the motion. The motion was carried unanimously.

Respectfully submitted,

Sandy Bauer

Planning Commission Secretary

UNAPPROVED

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

November 1, 2016 - 7:00 PM

Present: Ron Baling, Elaine Hatfield, David Pampena, Kim Herbert and Larry Payne

Absent: Jeff Davison and Todd Shaffer

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

Engineer: Art Gazdik

Secretary: Sandy Bauer

Solicitor: Blaine Lucas (not present)

Others: Eric Newhouse

Mr. Baling called the meeting to order at 7:08 p.m.

MINUTES

Approval of the October 4, 2016 Meeting Minutes.

Ms. Hatfield moved to approve the minutes. Mr. Pampena seconded the motion. Mr. Payne abstained. The motion was passed.

PROPOSED ORDINANCE AMENDMENT

Ordinance amendment adding Bulk Standards in the OSPC district

The OSPC district was inadvertently left off of the Table of Area and Bulk Standards when the ordinance was revised in 2008. This amendment will make the addition.

Ms. Hatfield moved to approve the amendment as it has been set forth. Mr. Payne seconded the motion. The motion was passed unanimously.

PLAN(S)

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

Ms. Zimsky explained that the original consolidation of the lots was shown in a way that could be considered unclear. This plan will eradicate the lot line in its entirety.

There were no Staff comments.

Mr. Baling moved to recommend approval of the plan. Mr. Pampena seconded the motion. The motion was carried unanimously.

- ❖ Venango Trails Revised Phase 4; SUB-FIN16-19; plans dated 11/11/2014; plans received by the Township on 08/22/2016; **deadline: 11/20/16**

Eric Newhouse, Project Manager with Venango Trails, presented the plan. The plan seeks to change side to side lot lines. The home types intended for those lots have changed, thereby necessitating a change in the lots themselves.

Ms. Zimsky read her comment letter:

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