

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

December 7 , 2016 - 7:00 PM

Present: Ron Baling, Kim Herbert, Todd Shaffer, and Larry Payne

Absent: Jeff Davison, Elaine Hatfield and David Pampena

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

Engineer: Art Gazdik

Secretary: Sandy Bauer

Solicitor: Blaine Lucas (not present)

Others: Jonathan Garczewski and Pat Moore

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

MINUTES

Approval of the November 1, 2016 Meeting Minutes.

Ms. Herbert noted a spelling typo within the body of the minutes.

Mr. Payne moved to approve the minutes with that amendment. Mr. Baling seconded the motion. Mr. Shaffer abstained. The motion was passed. (3-0)

PLAN(S)

- ❖ Innovation Ridge Office Building; SP(LD)16-08; Innovation Drive, Warrendale, PA, plans dated 11/2016; **deadline: 3/7/2017**

The plan was presented by Jonathan Garczewski of Gateway Engineering, Inc. and Pat Moore of Al Neyer, LLC. It is a three story 90,000 sq. feet total professional office building located in the Innovation Ridge Business Park. Mr. Garczewski illustrated the site plan with the aid of a visual

presentation. He outlined various characteristics such as interior layout, trash enclosure location, patio and sidewalk which will connect with those currently located throughout the office park.

Mr. Moore explained that the building's exterior is comprised of metal and glass with a stone feature panel in the corner housing the stairs. They are pursuing a LEED Silver certification.

The Planning Commission raised questions regarding ADA accommodations, energy conservation and landscaping specifics. Mr. Payne stated that he would like to see a different material used in the crosswalk, such as stamped concrete or pavers. This desire was echoed by other commission members in order to dress up the area and provide an obvious delineation of the crosswalk from the rest of the driveway. Mr. Moore agreed to look at this possibility.

Ms. Zimsky read her comment letter:

I. **SP(LD)16-08: Innovation Drive Office Building – Land Development Application:**

This plan proposes a 90,000 SF office building on one of the innovation Ridge pad ready sites. The property is located in the Residential, Research, and Technology Park (RRTP) zoning district. Office is a permitted use in the RRTP Zoning District.

II. **Land Development Review Comments:**

1. **Section 174-205.B.6.** North arrow

COMMENT: Please add this information to Sheet C100.

2. **Section 174-205.B. 9.(a).** Property lines, with bearings and distances shown, for the site and adjacent LOTS, if available.

COMMENT: Please add this information to Sheet C100.

3. **Section 174-205.B.9.(e).** Location and dimensions of existing and proposed public and private streets, alleys, driveways, sidewalks, trails or other means of access on the site. The name, jurisdiction of ownership, width, type and location of right-of-way, and existing grades and types of CURBS must be shown.

COMMENT: Please add the Right-of-way width for Innovation Drive to the plans.

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

COMMENT: Please provide the elevation above sea level as a category on the Zoning Requirement Table on Sheet C100. Also, please add to the information shown on the proposed building on Sheet C101, provide a letter from West View Water Authority stating that they have the capacity to serve the project.

5. **Section 174-205.B.14.** Traffic Study

COMMENT: A copy of the plans has been forwarded to Bob Goetz from Trans Associates for his review and comment.

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

COMMENT: Please submit elevations and floor plans.

7. **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 provide a letter addressing compliance with performance standards.

8. **Section 174-205.B.18.** Final location of fire hydrants and fire lanes.

COMMENT: The Fire Marshal is completing his review.

III. Additional Comments

1. Is the proposed light fixture a full cut-off fixture?

Mr. Gazdik read his comment letter:

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.

Grading (88)

3. 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 88-14.
4. A Grading Permit and Grading Permit Agreement, is required prior to proceeding with work, as per 88-17.
5. An NPDES construction discharge permit for the site will be required prior to grading permit issuance, as per 88-15. It is understood that a modification of the existing NPDES permit is being applied for at this time.

Subdivision and Land Development (174)

1. 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.
2. Guide Rail should be shown on the plan where roads or parking areas abut steep slopes, -503.G.
3. Although there is an approved sewage facilities planning module for the Innovation Ridge (Tech 21) Land Development we are requesting that an estimate of the sanitary sewer flows for the proposed building be provided, 174-207.B.9.b.
4. Provide Datum and benchmark locations on the plans, 174-205.B.h.
5. Show existing and proposed perimeter monuments on the plan(s), 174-207.B.1., and 174-508.

Stormwater Management (SWM) (165)

6. This land development is directed to an existing SWM Basin, on the adjoining parcel, that was approved as part of the Innovation Ridge (Tech 21) Land Development, 65-107.4.
7. The PCSM Plan should provide plan showing the drainage areas and BMP locations and designations as referenced in the approved PCSM as related to the existing NPDES Permit for the site, 165-105. A copy of the existing NPDES Permit and existing approved PCSWM should also be provided.
8. The SWM Plan must provide evidence the site development and SWM BMPs will address the requirements of the Township's Municipal Separate Storm Sewer System (MS4) Permit, 165-102.M. An analysis of the site and associated WQ BMPs shall be provided to assure conformance with the Chapter 102 (NPDES) two year design storm standard, 165-104.5.R.
9. The existing SWM Agreement for the parcel will need to be transferred to the new owner, 167-107.4 The SWM agreement will need to be reviewed and approved by the Township Staff and Solicitor.

Mr. Shaffer moved to recommend approval of the plan contingent upon Staff comments. Mr. Payne seconded the motion. The motion was carried unanimously. (4-0)

ADJOURN

Since there was no further business to come before the Commission at 7:43 p.m., Mr. Baling moved to adjourn the meeting. Mr. Payne seconded the motion. The motion was carried unanimously. (4-0)

Respectfully submitted,

Sandy Bauer

Planning Commission Secretary