

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

February 2, 2016 - 7:00 PM

Present:	Bob Edwards, Larry Payne, Ron Baling and Kim Herbert, Todd Shaffer
Absent:	Jeff Davison, Elaine Hatfield
Planning Director/ Zoning Officer:	Nicole Zimsky
Engineer:	Art Gazdik(not present)
Secretary:	Sandy Bauer
Solicitor:	Blaine Lucas (not present)
Others:	Julia Morrison and Guy DiRienzo

Mr. Baling called the meeting to order at 7:00 p.m.

MINUTES

Approval of the January 5, 2016 Meeting Minutes.

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

PLAN(S)

❖ Pinewood Place Enterprise Rent-A-Car Plan Concept Presentation

Ms. Julia Morrison with PVE Sheffler presented the conceptual site plan. It is located at the corner of Rt. 19 and Harmony Road. It is a 1.12 acre site. She explained some of the various building and vegetation constraints of the site, but stated however, that every effort will be made to preserve the existing vegetation. The building will face Harmony Rd. She explained that they will have several variance requests, including one for the ordinance which stipulates no off-street parking between a public street and a principle building, and a requirement of an 8 foot buffer around all parking lots and a shade tree every 40 ft. on center. The power lines interfere with these requirements. They will seek a variance for the interior lot landscaping requirement

that one shade tree be present for every 10 spaces. Additionally, there are several conditions that may not be met under the designated "auto sales" use. Mr. Guy DiRienzo with the Michael Joseph Corp. introduced himself and described the nature of the car rental facility in contrast to the Cranberry Township location, which does lease and sell cars.

Mr. Shaffer commented that he would rather see the entrance facing Rt. 19 and additional windows and brick face as opposed to block. Ms. Zimsky made several suggestions as to how to better orient the building and/or amend the proposed layout. Mr. Baling suggested mirroring the building. Ms. Zimsky suggested that Ms. Morrison take several photographs of the site from Rt. 19 to give the Planning Committee a better concept of the visibility of the proposed structure. Mr. DiRienzo proposed the use of opaque storefront glass. The ordinance, which requires 60% of the façade facing the public road to be windows, was discussed.

Mr. Edwards requested information regarding the nature of the business such as hours of operation, peak activity period as well as information regarding traffic impact. Ms. Zimsky asked if the lot lighting will be in line with the rest of the Pinewood Development. Mr. DiRienzo replied yes, except for underneath the wires. Ms. Herbert asked if they will comply with the dimming of those lights at 10 p.m. Her concern was that if there is a key drop-off box, that public safety would be an issue. Mr. Shaffer asked about the lighting standard to be used in the right-of-way. Mr. DiRienzo's reply was 9 ft. Ms. Herbert also asked for specifics regarding landscaping variances. Ms. Morrison replied that she is uncertain at this juncture, but that they will try to meet the requirements to the best of their ability. Ms. Herbert stated that she would like the development to come as close as possible to meeting those guidelines.

ADJOURN

Since there was no further business to come before the Commission at 7:33p.m., Mr. Shaffer moved to adjourn the meeting. Mr. Payne seconded the motion. Vote in favor of the motion was unanimous.

Respectfully submitted,

Sandy Bauer
Planning Commission Secretary