

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

April 18, 2016 - 7:00 PM

Present: Ron Baling, Larry Payne, Todd Shaffer and Elaine Hatfield

Absent: Jeff Davison, David Pampena and Kim Herbert

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

Engineer: Art Gazdik

Secretary: Sandy Bauer

Solicitor: Blaine Lucas (not present)

Others: Guy DiRienzo, Julia Morrison

Ron Baling called the meeting to order at 7:06 p.m.

MINUTES

Approval of the March 1, 2016 Meeting Minutes.

Mr. Shaffer moved to approve the minutes. Ms. Hatfield seconded. The motion was carried unanimously.

ANNOUNCEMENTS

Ms. Zimsky informed the Planning Commission that the Tesla dealership land development plan, which was to be discussed that evening, was tabled. The Township was granted a 90 day extension.

PLAN(S)

- ❖ Pinewood Place Enterprise Car Rental; SP(LD)16-03; Route 19 and Harmony Drive, plans dated 3/15/2016; **deadline: 7/5/2016**

- ❖ Pinewood Place Enterprise Car Rental; CU 16-02; Route 19 and Harmony Drive, plans dated 3/15/2016; **deadline: 5/16/2016**

Julia Morrison with PVE Sheffler Engineering presented the plans. She described site location details. She noted that the use of a car rental is classified as a conditional use under auto sales. She listed the conditions and requirements specific to the automobile sales use and expressed the developer's intent to meet each one. The proposed use will not alter the character of the surroundings. They aim to preserve existing vegetation and created a pedestrian oriented streetscape. They aim to meet all requirements except for those that conflict with the high power utility right-of-way. A traffic impact study will likely not be necessary due to the expectation of low traffic volume. They will be asking for a variance since, as a car rental facility, they will not display a minimum of 10% of auto display inventory indoors. Further, due to the rental use, the building will not have a minimum 2000 gross square footage. It is proposed to be 1700 square feet. They are able to comply with all other specifications associated with the auto sales use. All architectural specifications set forth by the Township will be met as well.

They will apply for five (5) preliminary variances, most of which are related to the high power lines that traverse the site. They will seek a variance from the ordinance that states that there will be no off-street parking permitted between a public street and the principle building due to site constraints. A variance will be sought from the ordinance requiring an eight (8) foot parking lot buffer with shrubs and shade trees every 40 ft. on center. These would interfere with the right-of-way and would therefore, be relocated. Additional parking lot trees need to be relocated as well for the same reason. Streetlights are to be located 160 ft. on center according to the Marshall Township Street Standards. Due to the utility right-of-way, they are unable to meet this standard. Ms. Zimsky suggested modifying the light standard to incorporate a 15 ft. lights resulting in one less variance for which to apply.

She explained landscape specifications in detail. According to Ms. Morrison's calculations, they need twenty (20) trees on site. She estimates that the site may indeed have twenty-two (22) trees in the end.

Ms. Zimsky read her letters.

I. **SP(LD) 16-03: Pinewood Place Enterprise Car Rental – Land Development Plan:**

This plan is for the development of an Enterprise Car Rental at Pinewood Corporate Park. Car rental is included in the Township's definition of Automobile Sales and is a conditional use in the Route 19 Boulevard, (RB) zoning district. The required conditional use application has also been submitted.

II. **Subdivision Review Comments**

1. **Section 174-205.B.3.** The name of the owner(s) of adjacent properties, the location of structures on adjacent properties, and the nature of use of these properties.

COMMENT: Please add this information to the plans.

2. **Section 174-205.B.9.(j).** Water service. If water is to be provided by means than by the individual owners of lots within the land development, the developer shall present evidence that the land development is to be supplied by a certificated public utility, a bona fide cooperative association of lot owners or by a municipal corporation, authority or utility.

- 3.

COMMENT: Please provide a letter from West View Water Authority stating that they have the capacity to serve the project.

4. **Section 174-205.B. 9.(k).** Sanitary Sewage Facilities. All land developments shall be provided with sanitary sewage facilities which are in accordance with the municipal sewage facilities plans and which have been approved by the Allegheny County Health Department, the PADEP, the township and the Marshall Township Municipal Sanitary Authority or other applicable sewer authority which serves the township.

COMMENT: A planning module will need to be approved.

5. **Section 174-205.B.9.(r).** Identification of soil series as shown in the SOIL of the COUNTY, with the soil limit lines plotted on the base map.

COMMENT: Please show this information on the plans.

6. **Section 174-205.B.10.** A list of relevant permits, approvals or certificates required by Federal, State, County, or local governmental authorities.

COMMENT: Please add the list of relevant permits to the 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 this information.

III. Zoning Comments

1. Section 208-303. The maximum front yard setback is 35 feet.

COMMENT: The Applicant is seeking a variance from this requirement.

2. Section 208-2005.C. 1. Off-street parking areas shall be permitted between the public street and any principal building.

COMMENT: The Applicant is showing parking between Harmony Road and the principal building. The Applicant is seeking a variance from this requirement.

3. Section 2081005.C.A.5.(a). Parking areas shall include a minimum perimeter landscaping plantings area eight (8) feet in width to include a continuous planting of flowering shrubs or

hedges and shade trees planted forty (40) feet on center for the length of the parking lot boundary.

COMMENT: The Applicant is seeking a variance from this requirement.

4. Section 208-1005.C.1. One shade tree shall be provided for every ten parking spaces. Shade trees shall be planted in a terminal island located at both ends of each unbroken row of parking containing twenty parking spaces. Terminal islands shall be a minimum of fifteen feet in length and a minimum of ten feet in width. A landscaped island shall be located every third row of adjoining parking to percent traffic movement across parking isles. The planting island shall be eight feet in width and include shade trees planted every forty feet on center.

COMMENT: The Applicant is seeking a variance from this requirement.

5. Section 208-2604.C.1. (a). No inventory parking shall be permitted between the principal building and a public street, All off-street parking areas shall be located to the side or rear of the principal building. Customer and perimeter parking shall comply with "off-street parking area standards" contained in Article 1100.

COMMENT: The Applicant is seeking a variance from this requirement.

6. Section 208-2604.C.1.(b). The total automobile display and sales area encompass both indoor and outdoor areas. A minimum of ten percent of the automobile display and sales must be contained within the indoor showroom.

COMMENT: The Applicant is seeking a variance from this requirement.

7. Section 208-2604.C.1.(c). Automobile sales uses shall provide a building having a gross floor area of 2,000 SF for display, sales and service activities.

COMMENT: The Applicant is seeking a variance from this requirement.

IV. **Additional Comments**

1. A detail needs to be provided for the Township street light.
2. Have you done preliminary trip generation number numbers that can be passed to Trans Associates?

Mr. Gazdik read his letters.

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 permit issuance, as per 88-15.

Subdivision and Land Development (174)

1. The proposed reconstructed section of Harmony Road where the driveway enters has yet to have been constructed and was proposed and approved as part of the Pinewood Corporate Park Plan, SP(LD) 15-02. The approval of this plan should be conditioned on PennDOT approvals and the construction of the proposed improvements to Harmony Road, 174-205.B.10.
2. 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.
3. Guide Rail should be shown on the plan where roads or parking areas abut steep slopes, 174-503.G.
4. The developer should contact Bill Campbell, MTMSA Manager to review the options for the proposed sanitary sewer connection. MTMSA may require that a public sewer extension be installed from the existing sanitary sewer to the property line. Also, water-tight manhole castings may be required due to the proximity of the stream, 174-504.
5. An approved sewage facilities planning module shall is required if the proposed water use will exceed 2 EDUs, 174-207.B.9.b.
6. Provide Datum and benchmark locations on the plans, 174-205.B.h.
7. Show existing and proposed perimeter monuments on the plan(s), 174-207.B.1., and 174-508.

Stormwater Management (SWM) (165)

8. This land development is directed to a SWM Basin, on the adjoining parcel, that was approved as part of the Pinewood Corporate Park, SP(LD) 15-02. The project may not be constructed until the SWM basin has been constructed, 165-107.4.
9. The proposed SWM Basin will be privately owned and will require a Stormwater Management Agreement, as per 165-107.4. The SWM agreement will need to provide for the shared use and maintenance of the SWM Basin on the abutting parcel. The SWM agreement will need to be reviewed and approved by the Township Staff and Solicitor.

Mr. Payne inquired as to ADA compliance. He made suggestions to improve the use of space in the parking area directly in front of the building entrance. He also inquired as to the incorporation of a cross walk along the entrance of the site. Ms. Morrison explained that there will be a crosswalk which will connect to the sidewalk leading to Pinewood Corporate Park. He noted that he would like to see a textured or stamped concrete crosswalk in that location.

There was discussion about the variance which will be sought regarding the 35 ft. setback requirement along Harmony Rd. They are unable to meet this requirement due to the positioning of the building in a corner with utility right-of-way constraints.

Ms. Hatfield moved to recommend approval of the Land Development Site Plan subject to staff comments and variance approvals. Mr. Shaffer seconded. The motion was carried unanimously.

Ms. Zimsky requested that the developer grant her an extension for the Conditional Use which matches the deadline for the Land Development. Guy DiRienzo agreed to extend the deadline until July 5, 2016. Mr. Gazdik asked for a summary regarding the development of Pinewood Park and how they will coordinate construction of it with this project.

Ms. Hatfield moved to approve the Conditional Use. Mr. Payne seconded. The motion was carried unanimously.

ADJOURN

Since there was no further business to come before the Commission at 7:47 p.m., Mr. Baling moved to adjourn the meeting. Ms. Hatfield seconded the motion. The motion was carried unanimously.

Respectfully submitted,

Sandy Bauer
Planning Commission Secretary