

**Marshall Township
Planning Commission**

**525 Pleasant Hill Road
Wexford, PA 15090**

June 7, 2016 - 7:00 PM

Present: Elaine Hatfield, Ron Baling, Jeff Davison and Kim Herbert

Absent: Larry Payne and Todd Shaffer and David Pampena

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

Engineer: Art Gazdik (not present)

Secretary: Sandy Bauer

Solicitor: Blaine Lucas (not present)

Others: James Roll, Jake Pultorik

Mr. Davison called the meeting to order at 7:04 p.m.

MINUTES

Approval of the May 16, 2016 Meeting Minutes.

Mr. Baling moved to approve the minutes. Ms. Hatfield seconded. Mr. Davison and Ms. Herbert abstained. The motion was passed.

PLAN(S)

- ❖ 14010 Perry Hwy. Auto Dealer Plan (Tesla); SP(LD)16-02; 14010 Perry Highway, plans dated 3/15/2016; **deadline: 8/16/2016**

- ❖ 14010 Perry Hwy. Auto Dealer Plan (Tesla); CU 16-01; 14010 Perry Highway, plans dated 3/15/2016; **deadline: 8/16/2016**

Dub Reinhardt with Trant Corporation presented the plan for PEBB Wexford, LLC. Tesla Motors would like to convert the existing building on-site to a dealership. They intend to do parking expansion as a part of this conversion. They propose 38 new parking stalls. They will construct additional sidewalk. They need to update the retention pond to accommodate the volume of

water expected. They will add several doors. He shared several renderings of the building and its floor plan.

Ms. Zimsky read her comments.

I. **CU # 16-01: 14010 Perry Highway Automobile Sales (Tesla) Conditional Use Application – Automobile Sales.**

The applicant is seeking conditional use approval to operate an automobile sales use at 14010 Perry Highway. This is the former Ethan Allen Furniture store. This is proposed to be a Tesla Automobile dealership. The developer has submitted a land development plan as Tesla requires more parking spaces than are currently on the site. The property is located in Route 19 Boulevard (RB) District. Automobile Sales is a conditional use in the PIP District.

There is a land development application was filed with this conditional use application that will also be discussed. Please review the land development letter.

The Applicant has submitted the required standards for review; please see attached.

I. **SP(LD) 16-02: 14010 Perry Highway Auto Dealer (Tesla) – Land Development Plan:**

This plan is a parking lot expansion at the former Ethan Allen Furniture store on Perry Highway. The proposed use of the property is for a Tesla car dealership. The 32 space parking lot expansion is a Tesla parking requirement. The Property is located in the Route 19 Boulevard District (RB). Automobile sales is a conditional use within the district and the conditional use application has been submitted.

II. **Subdivision Review Comments**

1. **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.

III. **Additional Comments**

1. Trans Associates has determined that a Traffic Impact Fee of \$77,968.00 due at the time of building permit.

Ms. Zimsky read Mr. Gazdik's comments.

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. A Grading Permit and Grading Permit Agreement, is required prior to proceeding with work, as per 88-17.

Subdivision and Land Development (174)

1. The Developer's Consultant has indicated that the renovated buildings use will add less than two (2) additional Equivalent Dwelling Units (EDUs) to the MTMSA sanitary sewer system so no Sewage Facility Planning Module (SFPM) is required, 174-207.B.9.b.

Stormwater Management (SWM) (165)

2. This land developments storm water is directed to a SWM Basin located within a easement on the adjoining parcel to the north (the parcel on which The Waters Senior Living development is proposed). The easement for the SWM Basin was recorded as part of the TEP Plan of Lots. The existing SWM basin will be reconstructed to address, the additional impervious cover proposed by the development, and maintenance issues that were noted during the review, 165-107.4.
3. Ingress Egress to the SWM Basin will need to be revised to allow access from Gateway Avenue. A proposed ingress egress easement of ten (10') feet in width is shown on the Site Plan for this purpose. This easement will have to be cleared and properly recorded, 165-107.3.
4. In addition to the Ingress Egress easement on the subject parcel, the easement will need to be extended across the parcel to the south (Teplitz Parcel) in order to provide access to Gateway Avenue, 165-107.3. We have met with the Teplitz's and they indicated that they would cooperate in the creation of the easement to provide access to the SWM Basin.

5. The proposed SWM Basin will be privately owned and will require a Stormwater Management Agreement, as per 165-107.3. The SWM agreement will also need to provide for the shared use and maintenance of the SWM Basin by the abutting Teplitz parcel, located to the south of the subject parcel (at the intersection of S.R. 19 and Gateway Avenue). The SWM agreement will need to be reviewed and approved by the Township Staff and Solicitor.

Mr. Davison asked if there will be shared parking behind Tesla. Mr. Reinhardt answered no. Several other questions were raised: Will the charging stations operate 24/7? Are there security measures in place? How long do the cars take to charge? Mr. Jake Pultorik of 412 Sky Oak Road in Bradford Woods offered some information. He stated that most people would use the Cranberry Township super-charging station to charge their cars. Mr. Reinhardt will verify all questions posed as well as the statements made by Mr. Pultorik. Mr. James Roll of 119 Maple Drive asked if there will be a used car area. Mr. Reinhardt stated that he would need to consult with Tesla. Mr. Baling asked how many new cars will be displayed at any given time. Mr. Reinhardt explained that they would like to have a great number of new cars on site.

Mr. Baling moved to recommend approval of the conditional use subject to Staff comments. Ms. Hatfield seconded. The motion was carried unanimously.

Ms. Hatfield moved to recommend approval of the site plan subject to Staff comments. Ms. Herbert seconded. The motion was carried unanimously.

ADJOURN

Since there was no further business to come before the Commission at 7:25 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