

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

February 1 , 2017 - 7:00 PM

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

Absent: Jeff Davison

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

Engineer: Art Gazdik

Secretary: Sandy Bauer

Solicitor: Blaine Lucas (not present)

Others: Mike Goldstrom, Jonathan Garczewski

Mr. Baling called the meeting to order at 7:01 p.m.

MINUTES

Approval of the January 10, 2017 Meeting Minutes.

Mr. Baling noted two typographical errors.

Mr. Baling moved to approve the corrected minutes. Mr. Payne seconded the motion. The motion was passed unanimously. (4-0)

PLAN(S)

- ❖ Innovation Ridge Office Building; SP(LD)16-08; Innovation Drive, Warrendale, PA, plans dated 11/2016; **deadline: 5/7/2017**

Mr. Gaczewski of Gateway Engineers presented the site plan. The updated plan is identical with the exception that it shows the building positioned closer to Innovation Drive so as to allow circulation around the building.

Ms. Zimsky read her 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 Developer has made some changes to the layout and location of the building on the site and is therefore coming back to the Planning Commission for a recommendation. 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.18.** Final location of fire hydrants and fire lanes.

COMMENT: The Fire Marshal is completing his review.

III. **Additional Comments**

1. Could you please provide an auto-turn analysis?

Mr. Pampena asked for details regarding sustainability. The developer stated that they are attempting a LEED Silver certification. Construction could begin as early as this spring and is expected to take approximately a year to completion.

Mr. Gazdik read his 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, 174-503.G.
3. Although there is an approved 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 controlled by an existing SWM Basin on an adjoining parcel. The basin was approved as part of the Innovation Ridge (Tech 21) Land Development, 165-107.4.
7. A copy of the existing NPDES Permit and existing approved PCSM Plan should be provided, 165-105.
8. 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. Baling moved to recommend approval of the Land Development plan contingent upon Staff comments and the addition of bollards. Ms. Hatfield seconded the motion. The motion was passed unanimously. (4-0)

ORDINANCE

The proposed zoning ordinance amendment addresses the definition of building height and the way in which it is calculated. Ms. Zimsky read her proposal. Discussion followed. It was determined that the amendment is somewhat unclear and needs further evaluation before approval.

ADJOURN

Since there was no further business to come before the Commission at 7:30 p.m., Mr. Baling moved to adjourn the meeting. Mr. Pampera seconded the motion. The motion was carried unanimously. (4-0)

Respectfully submitted,

Sandy Bauer

Planning Commission Secretary