

**Marshall Township
Planning Commission**

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

June 6 , 2017 - 7:00 PM

Present: Ron Baling, Elaine Hatfield, Jeff Davison, Larry Payne and John Jester

Absent:

**Planning Director/
Zoning Officer:**

Nicole Zimsky

Engineer:

Art Gazdik

Secretary:

Sandy Bauer

Solicitor:

Blaine Lucas (not present)

Others:

Chelsea Dice and Greg Banner

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

MINUTES

Approval of the May 2, 2017 Meeting Minutes.

Ms. Hatfield moved to approve the minutes as presented. Mr. Jester seconded the motion. Mr. Davison abstained. The motion was passed. (5-0)

PLAN(S)

- ❖ Thorn Hill Associates Phase 2 Revised; SP(LD) 17-04; East side of Brush Creek Rd. approx 0.8 mi. north of Warrendale Bayne Rd., plans dated 5/10/17; **deadline: 9/4/2017**

Ms. Chelsea Dice explained that in 2016, Township approval was given to construct three hotels with a specific number of rooms on the Thorn Hill Hotel site. The Thorn Hill hotel project has progressed with the construction of two hotels. The Developer desires to forgo the construction of the left-turn lane which was necessary when the number of rooms on the property was larger. The first hotel has changed from the type and scale which was given approval by the Township. Therefore, the County does not require the construction of a turning lane. Lot three has not been developed yet. Upon its development, a turning lane would be necessary.

Her client, Thorn Hill Associates, has agreed to develop an easement for access to lot three.

Mr. Greg Banner of Key Environmental Inc. described the access easement. Mr. Gazdik suggested a grading easement between lots one and three. There was collaborative discussion between Mr. Gazdik and Mr. Banner regarding the plan and considerations for future development of lot three. Mr. Davison asked for clarification of the right-in, right-out from the development onto Brush Creek Rd. Ms. Zimsky answered affirmatively, stating that it would be constructed when lot three is developed. The issues surrounding a left turning lane at the entrance were discussed. The easement is being requested by the Township in hopes of it becoming the primary access (with a left turn lane) for the development. The Township would like to see this occur in conjunction with the development of lot three.

Ms. Zimsky read her letter:

I. **SP(LD)17-04: Thorn Hill Associates A Revised Phase 2– Land Development Application:**

When originally submitted, the Thorn Hill Associates A proposal included 4 hotels and a recreation facility. An original traffic analysis was performed based on this original scenario. A requirement of the traffic study was that left turn lanes were required on Brush Creek Road to facilitate turns onto Knob Road and into the Thorn Hill Associates project driveway. This plan is back before you because while the original plan changed to just two hotels and no recreation facility the traffic study did not change. Additionally, the Developer has reduced the room count of hotel 1 from 102 rooms to 95 rooms. With this reduction, the Brush Creek Road left turn lanes are no longer warranted. As the left turn lanes were shown on the approved plans, the developer needs to get a new approval. The property is located in the Planned Industrial Park (PIP) District. Hotel, Motel and Hotel-Motel Office Complex and is a conditional use in the PIP 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.

2. **Section 174-205.B.20.** Copies of deed restriction, covenants and condominium documents to be imposed upon the use of land, buildings and structures. Said covenants, deed restrictions and condominium documents shall be subject to the review and approval of the Township Solicitor.

COMMENT: Several agreements need to be put in place for this development to occur, including, but not limited to, access, parking, garbage, stormwater, and landscaping. We do not have record of these documents being produced or approved by the Township Solicitor. Please

get these agreements to the Township so that the Solicitor can begin the review of the documents.

3. **Section 174-603.C** . No disturbance is permissible within 25 feet of the edge of any flowing stream, lake, or wetland.

COMMENT: The proposed development/disturbance is located within 25 feet of wetlands. The Applicant is seeking a modification from this requirement.

III. Zoning Ordinance Comments:

1. **Section 208-2204.A.** No excavation or other subsurface disturbance may be undertaken within the dripline of any tree eighteen (18) inches in diameter or more, and no impervious surface (including, but not limited to paving or buildings) may be located within twelve and one-half (12 ^{1/2}) feet (measured from the center of the trunk) of any tree eighteen (18) inches in diameter or more unless compliance with this subsection would unreasonably burden the development.

COMMENT: There are approximately 13 trees with a DBH larger than 18" in diameter that are proposed to be disturbed. Please be prepared to provide justification for this impact to the Board of Supervisors.

IV. Additional Comments:

1. Please provide an access easement through Lot 1 for the benefit of Lot 3.
2. The original subdivision has been approved and recorded it is confusing to have it in the plan set.
Please remove.
3. In general, the plans are difficult to read. Please gray out everything you are not changing. Phase 1 is constructed, not proposed and I think it would make the plans a bit easier to read if there was some distinction between what was previously approved and what you are looking to have approved now.
4. Traffic impact fees will be due at the time of building permit. Trans has provided a revised Traffic Impact Fee calculation for Hotel 2 of \$76,196.

Mr. Gazdik read his letter:

General

1. The Developer shall address all outstanding comments contained in the Planning Directors review letter(s).

2. Final location(s) of required fire lanes and fire hydrants must be approved by the Township Fire Marshall, 174-503.H.
3. The Developer shall address all comments and recommendation contained in the Trans Associates review letter(s) or the report(s) that Trans Associates prepared for the developer. The Trans Associates Traffic Impact Analysis should be revised to reflect the revised land development plan. In particular it should be noted that the Developer has now eliminated the proposed left turn lanes that were to be added on Brush Creek Road at the intersection with Knob Road and the site entrance road. These lanes were to be added when the Hotel on Lot 2 was developed. It is now our understanding that Allegheny County is not requiring that these turn lanes be constructed because the traffic generated by the two hotels, at the size now proposed, is just below the requirement for turns lanes. However, it is anticipated that the left lanes would be required when Lot 3 is developed. The Township should determine how the cost of this improvement will be addressed based upon there need when Lot 3 is developed.
4. The plans show the Hotel on Lot 1 as proposed. This is not accurate as the Hotel on Lot 1 is under a Developers Agreement and is currently under construction. The plans should be revised to show the existing conditions. It was also noted that the number of rooms in the Hotel on Lot 1 has been reduced from 102 to 95 Rooms. The parking count has also be reduced from 108 required (117 provided) to 104 required (104 provided). Not that the original plan provided 9 more parking spaces that the minimum requirement.

Subdivision and Land Development (174)

1. Ingress Egress, grading and shared facilities agreements to provide; access through and use of common facilities on abutting lots, and to provide for the shared maintenance of facilities, such as the proposed dumpster location to be shared by Lot 1 and Lot 2, shall be provided for the review and approval of Staff and the Township Solicitor, 174-207.10. It is also recommended that a cost sharing agreement for the future the development of the Brush Creek left turn lanes, required if Lot 3 is developed, should prepared and approved by the Township Solicitor.
2. Provide an Allegheny County HOP Permit and approved Traffic Signal Plan for the entrance road and the proposed improvements to Brush Creek Road, 174-205.B.10.
3. The final location of the proposed 5' width concrete walk would need to be contained in 15' width pedestrian easement, 174-503.I.(c). The sidewalk is to be designed to meander through the 50' buffer to preserve trees located within the buffer, 208-2003.F. The sidewalk plans should provide ADA Ramps at all intersections and road crossings. The recording plan would also need to be revised to reflect the final constructed location of the meandering sidewalk, 174-503.I.2(b).

4. It is understood that no facilities that are proposed are to be dedicated to the Township.

Grading (88)

5. A design report and detailed engineering plans for the proposed retaining walls of a height greater than five (5') feet will be required, as per 88-13.A.(2).
6. A Grading Permit and Grading Permit Agreement, is required prior to proceeding with work on related to Hotel 2, as per 88-17.

Stormwater Management (165)

7. The existing Stormwater Management Agreement (165-107.4) shall be reviewed to insure that it provides for the specific maintenance responsibilities of each lot owner and defines how the costs of management, maintenance, reconstruction and repair would be shared by each lot owner, as per 165-107.

Mr. Baling moved to recommend approval contingent upon staff letters, the addition of a grading easement, extension of the ingress egress easement to lot three and a funding agreement for a future left turn lane. Mr. Davison seconded the motion. The motion was passed unanimously. (6-0)

- ❖ Thorn Hill Associates Phase 2 Revised; CU 17-01; East side of Brush Creek Rd. across from Knob Rd., plans dated 5/10/17; **deadline: 7/10/2017**

Ms. Zimsky read her letter:

I. CU # 17-01: Thorn Hill Hotel Complex Phase 2 Revised Conditional Use Application – Hotel, Motel and Hotel-Office Complex.

When originally submitted, the Thorn Hill Associates A proposal included 4 hotels and a recreation facility. An original traffic analysis was performed based on this original scenario. A requirement of the traffic study was that left turn lanes were required on Brush Creek Road to facilitate turns onto Knob Road and into the Thorn Hill Associates project driveway. This plan is back before you because while the original plan changed to just two hotels and no recreation facility the traffic study did not change. Additionally, the Developer has reduced the room count of hotel 1 from 102 rooms to 95 rooms. With these reductions, the Brush Creek Road left turn lanes are no longer warranted. As the left turn lanes were shown on the approved plans and included in the supporting documentation for the conditional use approval, the developer needs to get a new approval. The

property is located in the Planned Industrial Park (PIP) District. Hotel, Motel and Hotel-Motel Office Complex and is a conditional use in the PIP District.

A land development application has been filed with this conditional use application. Please review the land development letter.

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

Ms. Hatfield moved to recommend approval. Mr. Davison seconded the motion. The motion was passed unanimously. (6-0)

ADJOURN

Since there was no further business to come before the Commission, at 7:52 p.m., Mr. Baling moved to adjourn the meeting. Ms. Hatfield seconded the motion. The motion was carried unanimously. (6-0)

Respectfully submitted,

Sandy Bauer

Planning Commission Secretary