

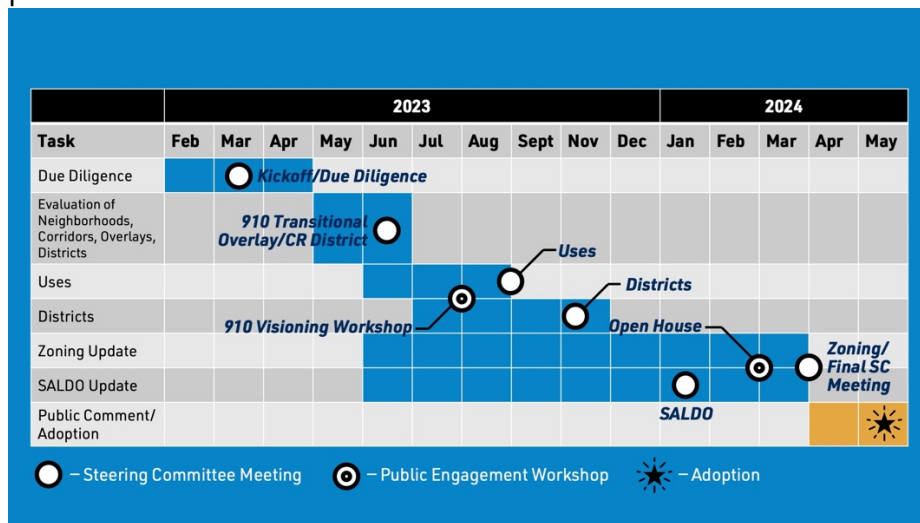
# Marshall Township Ordinance Update

## Steering Committee Meeting #1: Kickoff/Due-Diligence

3/14/2023

Meeting Minutes

- **Team Intros**
- **Overview**
  - Project is an update, not a full rewrite
  - Copy of the schedule requested by Committee Member
    - Team replied, will be shared with group along with a summary of the presentation



- **Committee Intros & Assignment 1** (Places we like and places that need improvement in Marshall)
  - **Jim Hollock**, 8 year resident, invested in the direction this takes
  - **John Skender**
    - Fairmont Square shops are good
    - Northgate Dr could use something similar
  - **Tom O'Connor**, life-long Warrendale resident
    - Hard to get around without traffic issues
    - Knob Park is great
  - **Carl Schultz**, family moved to Marshall in the 1940s

- Traffic on 910 east of Mingo Road is bad, adding commercial uses will make it worse
  - Likes the parks
- **Lynn Parvis-Yund**, husband's family has been in the area since the 1860s
  - Sewickley Farms – good green space, trees, and good access
  - New developments seem stuck in the middle of nowhere, without consideration for traffic impacts and floodplain issues
- **Guy Caruso**, 25-year resident
  - Knob Park is great
  - 910 traffic is bad
- **David Pampena**, 30-year resident
  - Marshall has good historical roots that creates a uniqueness, wants to celebrate that
  - Interconnection b/w trails is missing as is access for foot traffic (walkers and runners) on busy streets
- **Francois Bitz**, 30+ year resident
  - Wants to push the envelope on higher densities and commercial uses
  - Doesn't think there is a traffic issue as Cranberry takes on a lot of traffic projects that handle problems, hasn't seen a significant increase in traffic on his street in the time he's lived there. The western side is well equipped.
- **Lisa Upton**, 8-year resident
  - Walking and trails are why she chose to live here – Knob Hill, tree-lined streets
  - Room for smarter, green development
- **Laura Kirton**, 1.5-year resident
  - Green character a plus, wants to see more preservation of mature oaks and other heritage trees, Townhomes next to Knob Hill blend in well
  - Development off Spang plainly clear-cut all the trees before development; protecting old growth is important. If you planted 100 trees tomorrow, it wouldn't look like a forest for many decades. Speeding is an issue, makes walking dangerous.
- **Jeff Davison**, 50-year resident
  - Knob Hill Park and its numerous amenities are great
  - 910 corridor is an issue due to traffic
  - 3 generations of his family lived in Warrendale, it had a school, barber shop, grocery store, swimming pool, and more – would like to see it return to what it once was
- Members not in attendance:
  - **Jason Bragunier**
  - **Paul Kaufman**
  - **Srinivas Kondjou**
  - **Tom Madigan**

- **Due Diligence overview**
  - **SALDO** (Subdivision and Land Development Ordinance)
    - Per state requirements, have to have standards for manufactured home parks in the SALDO and have it as a permitted use within the Township in the Zoning ordinance
      - Committee members expressed concerns and asked for clarification on what this means
      - Team clarified that the state does not require the manufactured homes be built in the Township. What it does require is that they be a permitted use with standards in the case that the market demand creates a need for this type of use
      - Team clarified that because of the form of manufactured homes is different than conventional neighborhood development, the street width, sidewalk dimensions, and other site standards would have its own section in the SALDO.
  - **Zoning**
    - Tree protection was called out as an example of an area where the project will reorganize all tree protection standards into a single section and review the current regulations against best practice and revise with the most appropriate models for the needs of Marshall
      - Committee members asked that the following be considered in the re-evaluation of the tree protection standards
        - Better incentives to prevent the removal of heritage trees
        - Acknowledgement that not all old trees are good – diseased or trees at the end of their life cycle are a danger to people and property around them
        - Stronger requirements for native species to be used in plantings in new developments

- **Next Steps**

- Committee members asked how information on this project will be disseminated
  - The Consultant Team will disseminate information to the steering committee on a regular basis.
    - Planmarshall.org, the website developed for the Comprehensive Plan will be used as the project website for the Zoning and SALDO update
    - The Land Use Forum recording from the Comprehensive Plan process is a good resource and reminder of the good conversations around land use from the Comprehensive Plan process. Staff suggested that all committee members view the recording, linked [here](#)
    - Steering Committee minutes will also be posted on the website; the meetings are not broadcast or advertised to the public, but once the minutes are shared with staff they become public information
    - This is an open, public process. The Consultant Team encourages the Steering Committee to spread the word about the update to neighbors, friends, and fellow Marshall Township community members
  - Township staff will advertise project information, updates, and public workshops to the public through various mediums when necessary
    - The monthly e-newsletter will have regular features and updates about the project
    - Staff will also lead public notices for all public meetings and hearings throughout the project
    - Updates will be posted on the Township website
    - There was a request to include information about PennDOT's plans for 910, including the recording of PennDOT's presentation on the Townships website.
- The committee requested continued communication and engagement between meetings
  - The Team shared that the plan is to have regular communication with committee members between meetings
  - Request for specific thought questions to guide the committee throughout the process; Team agreed that this is compatible with the overall approach to working with the committee
    - The Team will post new discussion topics on the Forum section of plan website. Each discussion topic will be accompanied with an email with further directions
- The Next Meeting will be tentatively scheduled for June and will focus on 910 land use and the Conservation Residential District.