

**Key Issues Virtual Open House – June 15, 2021**  
*Marshall Township Implementable Comprehensive Plan*

## Summary of public input

### Green Space and Future Development

#### **Setting priorities/Striking a balance**

- “There should be a balance” between preserving open space and adding development (3)
- What is that balance? Respondents made these points:
  - Don’t want the traffic congestion Cranberry got as it grew (1)
  - Continue following ideas from the last comprehensive plan, which included requirements for conservation development (2)
  - Development should require green space provisions and these requirements should be strictly enforced (2)
  - Limit building on the larger green spaces (1)
  - All remaining green space should be preserved (1)
  - Property owners should be able to realize a profit from their land (1)
- Future development should emphasize sustainable development of all forms, including green infrastructure, open space and public access to open space
- The impact of development on roads, sewers and water lines should be considered a factor in decision making (2)
- Infrastructure is currently deficient (1)
- Infrastructure is not deficient currently and in fact can accommodate future growth (1)
- New water/sewer in western Marshall does not extend to all existing properties (1)

#### **Green Space / Open space for public use**

- The township should have more parks and open space for public use (3)
- Parks should have rain gardens, pollinator gardens, native plantings (1)
- Parks should do more to engage volunteers (1)
- People move to Marshall for the green space, rural identity, especially in western sector (3)

#### **Stormwater management**

- Marshall should have the area’s highest standards for maintaining streams and watersheds, including engaging residents who are experts (2)
- Township should advocate for rain gardens (1)

#### **Other**

- Fracking should not be allowed (and is not allowed) in Marshall (2)
- Township should do more to monitor construction activity related to development, such as damage to roads (2)

- State game lands No. 203 are large (1,245 acres) and are used for hunting and fishing. Could they become parks? (The answer is no, as these are defined by legislation.)
- Township should incentivize retaining existing trees and green space (1)
- Marshall should do more to publicize Planning Commission or Council meetings where decisions are discussed or votes taken (1)

## Route 910 Issues

### **Traffic Volume and Speed**

- There is too much commercial truck traffic on Route 910 between Interstate 79 and Cole Road, especially car carriers servicing the dealers on the Route 19 corridor. The Warrendale exit would be more appropriate since the intersection has commercial zoning.
- The township should do more to enforce the speed limit, particularly eastbound from I-79 to Mingo Road, where drivers in the left lane must then merge right to continue east. Speeding and inconsiderate drivers are a problem for walkers and bikers.
- Adding a "No Jake Brake" zone would help cut down on the noise generated from trucks.

### **Land Use**

- Consensus was that people do not want zoning changes that would enable more commercial development along Route 910. Some residents felt that the approval of the zoning change for FNB Bank and Rite Aid Pharmacy was in exchange for Mingo Road to be the limit for commercial zoning. Residents don't want to see Route 910 develop into Route 228.

### **Cole Road / Altmyer Park**

- Cole Road residents expressed concern about safely crossing 910 to the park. The traffic light seems to be programmed in such a way that it does not stop all traffic to allow pedestrians to cross safely.
- A westbound turn lane would help movement through the intersection.
- Inconsistent sidewalk along Cole Road creates a safety problem and is not user friendly.

### **Trail crossing**

- There is no way to safely cross Route 910 at the Harmony Trail trailhead to Brennan Road. Can pedestrian crossing be added? (Note, this is outside of Marshall Township boundary.)

### **Pedestrian and Bike Accommodation**

- There were mixed views, with those in the room supportive of the vision to create a safe route for active transportation with others suggesting that topography and narrowness of the right of way represent prohibitive challenges.

## Recreational Facilities and Connectivity

### **Trails**

- Residents are not clear on how the trails connect. Would like to see more information, including maps, available online.
- More trail information will encourage use
- Effort should be put into helping new residents become aware of the trails, so they can use and enjoy them.
- Some interest in connecting the neighborhoods by trails since many seem like dead ends.

### **Community Center**

- Knob Hill Park would be the best location for a community center, and it should include indoor basketball and other courts, meeting rooms, indoor walking path, and a fitness center (1)
- Respondents said a community center would help create an identity for Marshall Township and add to its charm. They would like to see one built quickly, “the sooner, the better.”

### **Other**

- The group wanted to know if this comprehensive plan process could ask non-residents who visit or work in Marshall what they would like to see in the township. Is it possible to reach out to those groups after softball games or via their employers?

## Sense of Place/Identity

### **ZIP code**

- Some people like the Baden post office address because it sounds very rural, and that’s how residents in this part of the township think of themselves and their homes.

### **Warrendale**

- What would be the boundaries/extent of the walkable mixed-use area?
- Development brings noise and parking problems that might impact current residents. Is current on-street parking being used? Would there be surface lots?
- Mismatched uses: Coming off of Route 19 moving north starting to get built up, newer development on the other end where it rejoins Route 19 – but stretch between looks comparatively run down.

### **Rural character**

- Green space is inherent and essential to the identity of Marshall Township.
- The less developed western side, which includes the game lands, is the foundation of this perception of the township.

## Communications

- The large electronic message sign visible to motorists sitting at the intersection of Route 228 and Route 19 provides a lot of local information for Franklin Park. In Marshall, very few signs are out there telling people what's going on. Sometimes people miss township news.
- Only one participant was aware that Marshall Township uses the Savvy Citizen app, though some were aware that other nearby communities use it. Is there a way to increase awareness, use of the app?

## Other topics

### Innovation Ridge

- Stick with the master plan for Innovation Ridge as a commercial/industrial park. A participant purchased 9 acres there for \$1.8 million and now has a building there to rent out. He had heard that RIDC may change the master plan to allow more townhouses and is opposed. He suggested that lowering pricing could help, as well as renewed efforts to market property there.

### Venango Trails

- Another attendee reported issues related to Venango Trails:
  - Concern about the potential traffic impact of an upscale townhouse community across Freeport Road from the northwest edge of Venango Trails
  - The developer of this community has saddled Venango Trails with a variety of infrastructure and externality costs
  - Venango Trails is impacted by Brush Creek stormwater runoff from Cranberry Business Park and Regional Learning Alliance, which causes flooding on Freeport Road.
  - Narrow space and utility poles present barriers to developing shoulders and sidewalks to accommodate pedestrians along Freeport Road.
  - The nearby sporting club should work with local residents to encourage them to wear yellow vests while walking, to alert bow hunters.
  - The PA Turnpike Authority has “swallowed” the entire woodland hillside from the Turnpike near Warrendale to up the edge of Venango Trails residents’ backyards on Oneida Circle.
  - Overall, there appears to be a lack of communication and coordination among the various entities with interests along Venango Trails borders.