

MINUTES

COLLIER TOWNSHIP PLANNING COMMISSION

MUNICIPAL BUILDING

January 20, 2022 7:00 P.M.

Regular Meeting

I. CALL TO ORDER:

Chairman Vaughn called the meeting to order at 7:00 p.m.

ROLL CALL:

BOARD

Mike Ahwesh, Present
Tom Chidlow, Present
Tyler Lonchar, Present
Gary Adams, Present
Kevin Vaughn, Present

STAFF

Bob Caun, Present
Janet Wank, Present
Shawn Wingrove, LSSE, Present

II. REORGANIZATION FOR 2022

Mr Caun asked if there were any nominations for Chairman, Vice-Chairman and Secretary. Mr. Vaughn recommended Mike Ahwesh as President, Tyler Lonchar as Vice-Chairman and Gary Adams as Secretary.

Motion was made by Mr. Chidlow, second by Mr. Vaughn, for Mike Ahwesh as Chairman, Tyler Lonchar as Vice-Chairman and Gary Adams as Secretary.

Mr. Ahwesh accepted the nomination for Chairman, Mr. Lonchar accepted the nomination for Vice-Chairman and Mr. Adams accepted the nomination for Secretary.

III. APPROVAL OF MINUTES

Motion was made by Mr. Vaughn, second by Mr. Lonchar, and carried unanimously to approve the minutes of the December 16, 2021 meeting.

IV. PUBLIC

Public comments are noted under the Legacy Rezoning section.

V. BUSINESS

Grist House Preliminary Land Development

Mr. Caun stated that the Grist House has been tabled for this meeting. The Grist House has granted an indefinite extension of time.

Eat'n Park Preliminary Land Development

Patrick Auth, Director of Real Estate with Eat'n Park (ENP) along with Steve Caruso and Tom Weaver of CEC represented ENP's plan to construct a 6,900 square foot restaurant. They have acquired some land behind their current location from D&D Holdings and plan to build the restaurant in this location. The existing ENP is roughly 4,400 square feet and as part of the PennDot widening project, PennDot will be demolishing the existing building as part of their scope and the ENP contractor will demolish the remaining site features.

The site is mainly flat with minimal vegetation. The new building will have on-site parking and shared parking to the west of the building. As part of the project, there is a shared access drive to the north and ENP is currently in communications with the property owner to get easement agreements and details on the access road. They are also communicating with Great Southern Shopping Center to connect to their private drive with easement agreements. Stormwater Management will be handled on site with an underground detention facility and will connect to existing inlets.

Shawn Wingrove reviewed his firm's letter dated January 13, 2022 and stated that this is for Preliminary review and the applicant will be back for Final at a later date. He stated that more clarification is needed for steep slope disturbances, resolving of shared access agreements, stormwater agreements and shared parking criteria. Further information is needed on where the shared parking will be located and if it meets the criteria noted in the ordinance. Recreation open-space information is also needed.

The applicant had received several variances from the Zoning Hearing Board for impervious surface coverage, minimum front, side and rear yards.

Mr. Chidlow inquired about the parking distance to the parking line and how it will be handled. Mr. Auth stated that they may be requesting a waiver or variance. Mr. Auth also stated that they'd be requesting either a variance or waiver for the grading. Mr. Caun stated that the Zoning Hearing Board handles zoning ordinance issues with variances and the Planning Commission and BOC will handle SALDO waiver requests. The applicant needs to decide what they need relief from and what route they must take. There was also discussion regarding the drive-thru lane that will exit onto private property. It was noted an agreement with the private property owner is needed prior to approval.

The applicant will decide what waivers and variances are needed and will come before the Planning Commission at a later date.

Legacy Rezoning Application

David Lucci of Victor Wetzal and Associates represented Legacy Development in their rezoning request. Legacy is requesting the rezoning of 1.105 acres from R-1 to PEDD Residential Overlay District. The Legacy PRD was previously approved for 111 townhouse units. They are asking for rezoning so that a community center and pool can be constructed in this area. They meet all parking requirements for the center.

There will be grading involved with this project. The community center and pool will sit below, and the property will start rising to meet the existing property line. There will be at least 20' of grade change from Miller Drive to the property. There will also be landscaping and buffering in this area.

Rochelle Durkalski and Robert Hufnagel of Miller Drive are concerned about Miller Drive being used by the residents of the PRD plan as a means of access. The "leg of the land" as

noted on the plan as open space is of concern to her as to what might be the future uses for this section. They are asking that the this portion of land be left undisturbed. Mr. Ahwesh stated that it is labeled as open space and the developer cannot build there without approvals from the Township. Mr. Lucci stated that the area of concern will have over 20' of grade change and there will not be any access from the community center and pool area up towards Miller Drive. There will be additional vegetation and buffering in this area. The buffer yard is a requirement. There will also be a public hearing held by the Board of Commissioners.

Motion by Mr. Vaughn, second by Mr. Adams to recommend approval of Legacy Rezoning request as submitted. All in favor. Motion Carried.

Collier Land & Coal – Pre-application review

Mr. Caun stated that this is a non-binding conversation being held at the request of Collier Land & Coal.

Representatives of Collier Land & Coal were present to discuss the McHugh Residential Estates development located along Noblestown Road. The property was approved as a PRD in 2008 with 58 single family lots. There was an issue with coal harvesting that has taken 13 years to be remediated. The DEP has been involved with the remediation. They received a rezoning request from R1 Rural District to R2 Suburban District in 2020.

They displayed two new concepts for the planning commission to review that shows differing means of egress options, lot sizes and plan layout. There was open discussion on the concept plans and how they would meet current ordinance requirements.

VI. ADJOURN

Motion by Mr. Vaughn, second by Mr. Adams, to adjourn meeting at 8:33 pm. All in favor. Meeting adjourned.

Mike Ahwesh, Chairman

Gary Adams, Secretary