

## MINUTES

### COLLIER TOWNSHIP PLANNING COMMISSION MUNICIPAL BUILDING June 21, 2018 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

Tom Chidlow, Present  
Mike Ahwesh, Present  
Doug Price, Absent  
Kevin Vaughn, Present  
Tyler Lonchar, Absent

##### STAFF

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

#### II. APPROVAL OF MINUTES

*Motion was made by Mr. Chidlow, second by Mr. Ahwesh, and carried unanimously to approve the Minutes of the April 19, 2018 meeting.*

#### III. PUBLIC

No Comments

#### IV. BUSINESS

##### **Kossman Development – Minor Land Development**

Jim Martin of Gateway Engineers represented Kossman Development and stated that his client is proposing a 624 square foot addition to the Chartiers Valley Shopping Center located at 1025 Washington Pike. The proposed space was previously Burton's Pet Store and will now house the PA Wine & Spirits Shoppe in the front portion and the US Geological Survey (USGS) in the rear portion and addition.

Shawn Wingrove of Lennon, Smith, Souleret Engineering reviewed his firm's letters dated June 4, 2018 and June 20, 2018. Mr. Wingrove stated that unresolved items in the first letter were addressed in the June 20<sup>th</sup> letter. He noted that the developer's agreement and bond are administrative items that are taken care of after the Board of Commissioners approval.

Mr. Ahwesh inquired if the impervious surface would increase and Mr. Martin stated it would not. Mr. Chidlow asked what materials the addition would be constructed of and was told that it would be block and metal panels; similar to the Valley Commerce Center building located near the addition.

*Motion by Tom Chidlow, second by Mike Ahwesh, to recommend approval of the Kossman Development Minor Land Development subject to the conditions set forth in the June 20, 2018, Lennon, Smith, Souleret Engineering review letter. All in favor. Motion Carried.*

### **Discussion on possible changes to SALDO**

Mr. Caun stated that from previous discussions, the planning commission is looking into making a few changes to the SALDO. These changes include the number of access points in residential subdivisions and revisions to the conservation subdivision ordinance. Lennon, Smith, Souleret Engineering reviewed both of the ordinances and responded with a letter dated June 5, 2018. Mr. Caun stated that LSSE believes the conservation subdivision ordinance is fine the way it is and revisions are not necessary. Both conservation subdivision requests received thus far, Amalfi Ridge and Gregg Station, were for challenging sites. As for subdivision access, LSSE recommends an ordinance amendment to specify minimum access conditions for varying sizes of development. Mr. Chidlow inquired fire truck access, to which Mr. Wingrove noted that for 50+ lots, there would be construction standards for an emergency access road, and the standards increase depending on the number of lots. Mr. Vaughn inquired if this would have an impact on The Villages at Neville Park to which Mr. Caun stated that it would. Once the ordinance is passed, then all applications received from that point forward will be impacted. Because we do not yet have an application from that developer, we do not know what their plans are going to be. Mr. Vaughn suggested the Planning Commission discuss this further at a future meeting when all members are available.

### **Misc.**

Mr. Chidlow inquired about the Walkers Mill Station project.

Mr. Chidlow asked if there were any stormwater related issues at the Prestley Heights development from the previous day's storms. Mr. Caun stated that the Township received no stormwater complaints related to the previous days storms.

## **V. ADJOURN**

*Motion by Mr. Ahwesh, second by Mr. Chidlow, to adjourn meeting at 7:22 pm. All in favor. Meeting adjourned.*

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Kevin Vaughn, Chairman

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Mike Ahwesh, Vice-Chairman