

MINUTES

COLLIER TOWNSHIP PLANNING COMMISSION MUNICIPAL BUILDING July 18, 2019 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, Absent
Mike Ahwesh, Present
Doug Price, Present
Kevin Vaughn, Present
Tyler Lonchar, Present

STAFF

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

II. APPROVAL OF MINUTES

Motion was made by Mr. Price, second by Ahwesh, and carried unanimously to approve the Minutes of the June 20, 2019 meeting.

III. PUBLIC

No Comments

IV. BUSINESS

Leslie Road Associates – Proposed PEDD text amendment

Mike Wetzel of Victor Wetzel Associates stated that as a follow-up to last month's pre-application meeting, his firm submitted a text amendment for the Planned Economic Development District (PEDD) that would allow residential-only Planned Residential Developments (PRD) of ten or more acres in the PEDD. Currently a PRD must be at least 30 acres. In the PEDD, there is a 20% non-residential component associated with it. This text amendment would apply to the entire PEDD. The changes suggested includes requiring a mixed-use PRD to be 30 acres and a residential-only PRD to be 10 acres in the PEDD. The second change requested would be to include the PEDD in the PRD section of the zoning ordinance with a note stating that in the PEDD the minimum site required for planned residential-only developments shall be 10 contiguous acres.

Mr. Price inquired if the adjacent property owners are aware of the text amendment and what their thoughts are. His concern is how this going to affect the Planning Commission's vision. He believes more time is needed to review and discuss this. He would like to know how many lots are under 30 acres that this text amendment would affect.

Mr. Ahwesh stated that the Planning Commission's reasoning was to allow for development, but also to maintain the character of Collier as we see it, which has a rural aspect to it.

The Planning Commission will discuss this further at their August workshop meeting.

HMRT – Proposed B3 text amendment

Mr. Caun stated that the Collier Town Square owner, HMRT, is proposing an amendment to the B3 district to allow wall signs to be internally illuminated vs the current indirect illumination. The signs at Collier Town Square are currently lit with gooseneck fixtures, while the other shopping centers in Collier can have internally illuminated signs.

Shawn Gallagher, of Buchanan, Ingersoll & Rooney, PC represented the owner and stated that they are requesting two minor amendments to the B3 District. Along with the allowance of internally illuminated wall signs, the applicant is also requesting the allowance to include Chartiers Valley School District on the ground sign. The Zoning Hearing board previously approved the ground sign. The text amendment change consists of the removal of two sentences. The first would be the elimination of the nonilluminated requirement and the second would to allow directional signage for public uses on ground signs.

Motion by Mr. Price, second by Mr. Lonchar, to recommend approval as submitted, with one minor change to not allow flashing signs. All in favor. Motion carried.

Cluster Mailbox discussion

Shawn Wingrove, of Lennon, Smith Souleret Engineering reviewed the latest standard detail for cluster box design his firm drafted based on the planning commission's recommendations.

Motion by Mr. Price, second by Mr. Lonchar, to recommend approval as submitted, of the cluster box standard details. All in favor. Motion carried.

Discussion – submittals of preliminary and final applications

The Planning Commission discussed if it would be acceptable to accept preliminary and final approvals at the same time for smaller non-residential developments. The Planning Commission in past years had accepted both simultaneously but made changes in recent years to require separate submittals. Mr. Wingrove stated that his firm does work with other municipalities that do accept both preliminary and final simultaneously for smaller scale non-residential developments.

Mr. Ahwesh and Mr. Price felt that the reason for the previous change was that there was a loss of control by the planning commission when both submittals were accepted at the same time and things moved too quickly.

The planning commission will try this as a pilot program for the next few submittals and will evaluate the process. Approvals should not be held up for third party approvals. Mr. Caun stated that if the review letter still has items under the applicant's control, these items must be addressed prior to the planning commission moving any plans to the BOC. If the developer does not have the necessary information, a denial or time extension would be options.

V. ADJOURN

*Motion by Mr. Lonchar, second by Mr. Vaughn, to adjourn meeting at 8:22 pm. All in favor.
Meeting adjourned.*

Kevin Vaughn, Chairman

Tyler Lonchar, Secretary