

MINUTES

COLLIER TOWNSHIP PLANNING COMMISSION MUNICIPAL BUILDING August 15, 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, Present
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 July 18, 2019 meeting.

III. PUBLIC

No Comments

IV. BUSINESS

Leslie Road Associates – Proposed PEDD text amendment

Steven Victor of Victor Wetzel Associates discussed revisions to their proposed a text amendment for the Planned Economic Development District (PEDD) that would allow residential-only Planned Residential Developments (PRD) of ten or more contiguous acres in the PEDD. The applicant is proposing an overlay district PEDD that would only affect the Ridge Road area. Other PEDD areas in the Township would not be affected by these changes.

Mr. Chidlow wanted to confirm that they are requesting two changes, the first being a zoning ordinance change to allow PRD in 10 acres and secondly to create the overlay district to allow a denser residential along the perimeter of the township. Mr. Victor stated that was correct.

Mr. Price inquired if the adjacent property owners are aware of the text amendment and what their thoughts are. Mr. Victor stated that the agent for the buyers stated that he spoke with the neighbors and that he will have written documentation from the neighbors that they are aware. He will also invite the neighbors to attend the next meeting.

Mr. Caun mentioned that the planning commission should be aware that any residential use that is currently permitted in the PEDD could be built in this overlay area. Garden apartments and high-rise apartments would now be permitted as residential- only use. After some discussion, it was decided that additional language will be added to the PEDD overlay district

in the PRD to allow only townhouses, four-plex, tri-plex, two-family and single-family dwellings. Mr. Victor will resubmit the text amendment with these changes and Mr. Caun will forward to the township solicitor and Allegheny County.

Steen Road Partners Preliminary & Final Major Land Development application

Mr. Caun stated that the Preliminary and Final applications must be addressed separately from the conditional use application because there are different criteria for each.

Sean Naylor of Red Swing Group and Justin Mandel of Steen Road Partners represented Steen Road Partners. Mr. Naylor stated that they are modifying a 6,400 square foot structure into a sit-down restaurant.

There was discussion on the parking situation. The applicant received a variance for 78 shared parking spots in the lot. These spaces are to be shared with an existing office building located on the lot. It was noted that the office building will be closed in the evening when the restaurant will be busiest. The required four handicap parking spaces will be split with two at the restaurant and two at the office building. After some discussion, the developer will attempt to add another handicap parking space next to the restaurant while keeping the approved 78 parking spaces. Other items discussed were buffering and lighting requirements.

Mr. Caun stated that the applicant had submitted revised plans earlier in the week that have not yet been reviewed. The planning commission tabled this until September to allow the township engineer time to review the revised plans.

Steen Road Partners Conditional Use application

Mr. Caun stated that a public hearing has been scheduled for Monday, September 9th at 5:30pm. According to the MPC, you have 60 days from time of application to hold a public hearing. For conditional use, there are two requirements for sit-down restaurants per section 1906.54. The premises must have frontage on and direct vehicular access to an arterial or collector street. The maximum height of the principal structure shall be no more than 20' and limited to one-story.

Motion by Mr. Price, second by Mr. Lonchar, to recommend approval of the conditional use application. All in favor. Motion carried.

V. ADJOURN

Motion by Mr. Vaughn, second by Mr. Chidlow, to adjourn meeting at 8:00 pm. All in favor. Meeting adjourned.

Kevin Vaughn, Chairman

Tyler Lonchar, Secretary