

MINUTES

COLLIER TOWNSHIP PLANNING COMMISSION

MUNICIPAL BUILDING

October 18, 2018 7:00 P.M.

Regular Meeting

I. CALL TO ORDER:

Vice-Chairman Ahwesh called the meeting to order at 7:00 p.m.

ROLL CALL:

BOARD

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

STAFF

Bob Caun, Present
Janet Wank, Present
David Kovac, LSSE - Present

II. APPROVAL OF MINUTES

Motion was made by Mr. Chidlow, second by Mr. Price, and carried unanimously to approve the Minutes of the June 21, 2018 meeting.

III. PUBLIC

No Comments

IV. BUSINESS

Schidek two-lot Subdivision

Troy Holsopple of JR Gales & Associates represented the Schidek family. Mr. Holsopple stated that it is a simple two-lot subdivision that proposes to subdivide one lot into two. The property is located at the intersection of Old Ewing Road and Baldwin Road Extension. The owners of the lot want to subdivide to allow for their daughter to build a home on the lot. Mr. Kovac stated that other than the sewage planning module, the plan conforms to the Township Subdivision and Land Development Ordinance (SALDO). Mr. Caun stated that the township signs off on the planning module as a last step and the plan cannot be recorded until planning module is received. It is typical for the planning module not to be received until after approvals are received.

Motion by Tom Chidlow, second by Tyler Lonchar, to recommend approval of the Schidek Subdivision subject to the conditions set forth in the October 1, 2018, Lennon, Smith, Souleret Engineering review letter. All in favor. Motion Carried.

Amalfi Ridge Phase 3 Final Conservation Subdivision

Jim Martin of Gateway Engineers and representing Maronda Homes, stated that the LSSE review letter dated October 11, 2018 was received, and a response letter was submitted on October 17, 2018. He is aware that a day is not sufficient time for review by LSSE, but

wanted to show a willingness to accommodate. Mr. Ahwesh stated that since a review of their response has not been completed, the item be tabled until the November meeting. Mr. Martin stated that the Geotech will be submitted in the next couple weeks. Other than that, Mr. Martin stated that much of the letter is boiler plate comments and are engineering and technical details.

The Planning Commission tabled the item until the November 15, 2018 Planning Commission Meeting.

Carpenters Union Preliminary Major Land Development

Chris Remley of CEC, Tim Powers of MCF Architects, and Ricky O and Randall May of the Carpenters Union were present to discuss the Carpenters Unions proposed construction of a three-story addition to their administration building. The addition will be 5,756 square foot of addition with some balcony walkways and will handle banquets and large meetings. The existing space does not have enough space for these types of events. The property is located on Ridge Road. The Carpenters Union has received the LSSE review letter but has not yet drafted a response. Most of the items noted in the LSSE letter are minor and mostly administrative.

Mr. Remley stated that they incorporated some additional stormwater management to the property to alleviate past downstream issues. A minor traffic study was done to study additional trips with the office addition, but most trips would be in the off hours. Via email, the ACCD approved their E&S Plan and a formal letter will be issued in the next few weeks. They also received sanitary approval from MATR, Robinson Township as their line runs through the property.

Mr. Kovac of LSSE reviewed his firm's letter dated October 10, 2018 and noted that most of the items are either administrative or need further clarification. Mr. Chidlow inquired about open space and when it is reviewed. Mr. Caun said open space is handled during preliminary approval and the applicant will have to show how it can be met. That is one of the items where further clarification is needed.

Mr. Remley stated that regarding sidewalks, Ridge Road is a wooded, very hilly road with a steep grade down towards their building and the Carpenters Union will be requesting a waiver for sidewalks. With regards to stormwater pipes, the applicant will verify that the size of pipe they are proposing would work and will may request a waiver if a smaller size pipe is sufficient.

The applicant will address all comments, submit official waiver requests, and will return for the November meeting to request the preliminary recommendation.

V. ADJOURN

*Motion by Mr. Chidlow, second by Mr. Price, to adjourn meeting at 7:32 pm. All in favor.
Meeting adjourned.*

Mike Ahwesh, Vice- Chairman

Doug Price