

MINUTES

COLLIER TOWNSHIP PLANNING COMMISSION MUNICIPAL BUILDING November 15, 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. Ahwesh, second by Mr. Chidlow, and carried unanimously to approve the Minutes of the October 18, 2018 meeting.

III. PUBLIC

No Comments

IV. BUSINESS

Amalfi Ridge Phase 3 Final Conservation Subdivision

Jim Martin of Gateway Engineers and representing Maronda Homes, stated that Geotechnical Report has been delayed and he hopes to have within the next week.

Shawn Wingrove of Lennon, Smith, Souleret Engineering reviewed his firm's letter dated October 29, 2018 and he also did a cursory review of the Gateway Engineers response letter dated November 14, 2018. Mr. Wingrove stated that all zoning comments have been resolved and most unresolved items under SALDO, grading and stormwater management are mainly third party or administrative items. He also noted the Geotech report, when reviewed, will resolve some of the open items.

The applicant will be requesting a waiver for the storm sewer minimum diameter. They would like to use pipes less than 15" diameter for the roof and yard drain collectors in the rear of lots. Mr. Caun noted that the Board of Commissioners adopted a new stormwater ordinance the previous night that allows the storm sewer diameter to be less than 15" diameter for private facilities. Being that the applicant submitted prior to the new ordinance, a waiver request is needed.

Mr. Ahwesh stated that since the Geotech report has not been received, he'd prefer to wait until the report is received before recommending it to the BOC. The item was tabled until the Geotech report is received.

The Planning Commission tabled the item pending receipt of the Geotechnical Report

Carpenters Union Preliminary Major Land Development

Chris Remley of CEC represented the Carpenters Union to discuss the Carpenters Union’s proposed construction of a three-story addition to their administration building. Mr. Remley stated that they will be submitting two waiver requests at this meeting. The first waiver is for relief from a public sidewalk requirement along a public roadway and the second waiver request is for relief from the 15” diameter stormwater pipe requirement. Mr. Remley noted that the terrain and general nature of where the building sits is not very conducive for sidewalks.

Mr. Wingrove of LSSE reviewed his firm’s letter dated November 1, 2018 and noted that outside of the planning module and two waiver requests, the remaining items are administrative. Mr. Chidlow inquired about the fee in lieu and Mr. Caun said that it is calculated by 1% of the gross acreage. The amount of the fee shall be equal to the fair market value of the land otherwise required to be dedicated. The fair market value of the land shall be determined by an appraisal submitted by and paid for by the applicant. It has to be property that would meet the dedication requirements.

Motion by Tom Chidlow, second by Mike Ahwesh, to approve the waiver request for a sidewalk to be installed along Ridge Road. All in favor. Motion Carried.

Motion by Tom Chidlow, second by Mike Ahwesh, to approve the waiver request to allow storm pipes to be less than 15” diameter. All in favor. Motion Carried.

Motion by Tom Chidlow, second by Mike Ahwesh, to recommend approval of the Preliminary Major Land Development plan subject to the conditions set forth in the November 1, 2018, Lennon, Smith, Souleret Engineering review letter. All in favor. Motion Carried.

SALDO Amendment Emergency Road Access

Mr. Caun stated that the ordinance before the planning commission includes what they previously discussed along with input from Allegheny County and the Township Solicitor. If approved, the public hearing will be held December 12, 2018 at 6:30pm.

Motion by Mike Ahwesh, second by Tom Chidlow, to recommend approval of the SALDO Amendment Emergency Road Access to the Board of Commissioners. All in favor. Motion Carried.

V. ADJOURN

Motion by Mr. Chidlow, second by Mr. Vaughn, to adjourn meeting at 7:40 pm. All in favor. Meeting adjourned.

Kevin Vaughn, Chairman

Mike Ahwesh, Vice- Chairman