

MINUTES

COLLIER TOWNSHIP PLANNING COMMISSION

MUNICIPAL BUILDING

February 17, 2022 7:00 P.M.

Regular Meeting

I. CALL TO ORDER:

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

ROLL CALL:

BOARD

Mike Ahwesh, Absent
Tom Chidlow, Present
Tyler Lonchar, Present
Gary Adams, Absent
Kevin Vaughn, Present

STAFF

Bob Caun, Present
Janet Wank, Present
John Valinsky, LSSE, Present

II. APPROVAL OF MINUTES

Motion was made by Mr. Vaughn, second by Mr. Chidlow, and carried unanimously to approve the minutes of the January 20, 2022 meeting.

III. PUBLIC

David Golinsky of 15 First Street stated that he is experiencing issues with the pavement transition on Noblestown from where it was recently paved by PennDot. The noise from trucks hitting the pavement drop is very loud. He also has concerns regarding lack of signage for Crystal Springs. Trucks are constantly asking him for directions. Mr. Caun stated the Planning Commission is the wrong venue for this, but he will forward this information to the proper parties. He also suggested Mr. Golinsky call the Township and talk to the Manager, or he could attend the Board of Commissioners meeting.

IV. BUSINESS

Eat'n Park Preliminary Land Development

Mr. Caun stated that Eat'n Park has been tabled for this meeting. The applicant is requesting variances and will go before the Zoning Hearing Board in March. They will come before the Planning Commission after the variances are decided.

Grist House Preliminary Land Development

Matt Smith of Red Swing Group, Kyle Mientkiewicz and Bryan Eaton of Grist House were in attendance to answer any questions the Planning Commission may have. Mr. Smith stated that he has responded to the LSSE February 9, 2022, review letter and has sent it via email to LSSE. John Valinsky reviewed his firm's letter dated February 9, 2022, and noted that most of the

comments from their previous letter have been addressed with remaining comments being administrative or third-party items. Mr. Caun stated that any open items will be addressed during final land development review.

Motion by Vaughn, second by Chidlow to recommend approval of Grist House preliminary land development with the conditions noted in the Township engineer letter dated February 9, 2022. All in favor Motion Carried.

RJ Steele Group LLC (Hawk Hill) two-lot minor subdivision

John Kubiak of ESI and Bobby Steele of RJ Steele Group represented RJ Steele Group to discuss the proposed subdivision of one existing lot into two proposed lots.

Mr. Valinsky stated that the only outstanding item is the sewage planning module.

Mr. Chidlow inquired about the other subdivided lots to which Mr. Caun stated that in 2005, the previous developer received approval for 13 lot. This subdivision splits lot #3 into two separate lots making it 14 total. The original plan was approved for up to 19 lots. Everything from the original approved plan stays as is including the private drive.

Motion by Chidlow, second by Vaughn to recommend approval of the Hawk Hill Estates minor subdivision plan with the conditions noted in the Township engineer review letter dated February 14, 2022, request as submitted. All in favor. Motion Carried.

Misc

Danny Kash of Yellow Jacket Tools is hoping to rent property in the Mayer Street area of Collier Township to open his family business. He inquired about the storage of hazardous materials. Mr. Caun suggested that he contact Tom Plietz the Building & Fire Code Official to discuss this further. Mr. Kash will reach out to Mr. Plietz to discuss.

V. ADJOURN

Motion by Mr. Vaughn, second by Mr. Chidlow, to adjourn meeting at 7:18 pm. All in favor. Meeting adjourned.

Tyler Lonchar, Vice-Chairman

Tom Chidlow