

MINUTES

COLLIER TOWNSHIP PLANNING COMMISSION

MUNICIPAL BUILDING

March 17, 2022 7:00 P.M.

Regular Meeting

I. CALL TO ORDER:

Chairman Ahwesh called the meeting to order at 7:02 p.m.

ROLL CALL:

BOARD

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

STAFF

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

II. APPROVAL OF MINUTES

Motion was made by Mr. Vaughn, second by Mr. Lonchar, and carried unanimously to approve the minutes of the February 17, 2022 meeting.

III. PUBLIC

No public comment.

IV. BUSINESS

Eat'n Park Preliminary Land Development

Mr. Caun stated that Eat'n Park has been tabled for this meeting. The applicant was before the Zoning Hearing Board in March but did not provide enough data regarding steep slopes, so they will return to the Zoning Hearing Board in April. They will come before the Planning Commission after the variance is decided.

Legacy Development amended PRD

Mike Wetzel of Victor Wetzel Associates represented Legacy Developers in their request to amend the Legacy PRD in order to construct a community center and pool within the PRD. Mr. Wetzel stated that this portion the property was previously zoned R-1 and they received rezoning approval in January allowing them to request the PRD amendment. Mr. Wetzel stated that the parking area was approved as part of the original PRD approval, so the only request is for the community center and pool. Mr. Wetzel stated that the density has dropped and the open space has increased.

Mr. Wingrove reviewed his firm's letter dated January 19, 2022 and noted that clarification is needed for setbacks in the pool area to which Mr. Wetzel stated that they will move the pool 2' back to ensure a 50' setback.

Mr. Wingrove also noted that a photometric lighting plan has not been provided and inquired as to whether lighting is proposed. Mr. Wetzel stated that the only lighting they are proposing for the community center is building sconce lights located at each entry – two at the front and side, and one at the rear. There will be no parking or pool lighting. There was some discussion regarding lighting and whether the sconces will provide adequate lighting for the area. Mr. Chidlow stated that the center will be used at night and asked whether the sconces will be adequate lighting. Mr. Wetzel stated that each townhouse unit across the street will have a lamp post and that should provide ample lighting for the parking lot and center. Mr. Chidlow asked Mr. Caun if the lighting at each townhouse is designed for the street to which Mr. Caun stated that the lighting is designed for the unit itself. Mr. Wetzel stated that they will look to adding additional lights and will submit a photometric plan.

Mr. Wingrove stated that the applicant will need to supply an addendum to the original stormwater management plan that states the addition of the community center and pool will not impact the previously submitted stormwater management plan.

Mr. Caun stated that when the Board of Commissioners gave the approval for rezoning, they inquired about buffering the hillside behind the pool with more trees to which Mr. Wetzel responded more trees can be added. Mr. Caun ask Mr. Wetzel if any additional trees have been added to the plan and Mr. Wetzel stated that no additional trees have been added. Mr. Caun mentioned that the developer has agreed to a fee-in-lieu of planting which equates to about 140 trees. He asked Mr. Wetzel if they could reduce the fee-in-lieu to the Township and add more trees. Mr. Wetzel stated that they would be glad to add those trees.

The Planning Commission requested the applicant update the plan with the information discussed this evening and come before the Planning Commission in April.

Neville House Preliminary/Final Land Development

The applicant did not have representation at the meeting. The Planning Commission briefly discussed the March 4, 2022 LSSE review letter and decided to table this item was tabled until their next meeting.

Misc

Mr. Caun stated that comprehensive plan will be updated in 2023 and would like to send out a RFP. He expects that the RFP interviewing process will begin mid-summer and continue through Fall. The comprehensive plan process will start in early 2023 and will take about a year to complete.

V. ADJOURN

*Motion by Mr. Vaughn, second by Mr. Lonchar, to adjourn meeting at 7:50 pm. All in favor.
Meeting adjourned.*

Mike Ahwesh, Chairman

Gary Adams, Secretary