

MINUTES

COLLIER TOWNSHIP PLANNING COMMISSION MUNICIPAL BUILDING May 19, 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, Absent
Tyler Lonchar, Present
Gary Adams, Present
Kevin Vaughn, Present

STAFF

Bob Caun, Present
Janet Wank, Present

II. APPROVAL OF MINUTES

Motion was made by Mr. Vaughn, second by Mr. Adams, and carried unanimously to approve the minutes of the April 21, 2022 meeting.

III. PUBLIC

No public comment. Public comment for an agenda item will be heard at that time.

IV. BUSINESS

NRP Properties zoning ordinance text amendment request

Kevin McKeegan of Meyer, Unkovic & Scott represented NRP in their request to permit garden and mid-rise apartments as conditional use in the B-1-A District. The B-1-A is located in one area of the township and is designated as highway industrial. NRP is interested in 12 vacant acres on the westerly side of Trader Jacks. They would like to develop it into multifamily apartment type project.

Mr. McKeegan stated that before the planning commission are revisions to the text amendment that was before the commission in April. Overall density of a residential development in the B1-A district and mixed-use multi-family purpose of the district were concerns of the planning commission. Due to these concerns, NRP reduced the maximum dwelling unit density from 35 to 30 per acre and at no time shall the dwelling density in the B1-A district as a whole exceed 10 per acre. This would allow for a maximum of 650ish apartment if the entire area were built out.

Mr. Ahwesh asked why there is a set limit for garden apartments but not for mid-rise apartment buildings. Mr. McKeegan said that this number is established by size limits and horizontal configuration of the buildings.

There was discussion on parking per unit and lack of visitor parking. After some discussion, Mr. McKeegan suggested 5% of overall required parking be visitor parking and located in an amenable area.

Mr. Ahwesh asked about the rear yard setback of 15' in depth when abutting the I-1 Industrial District. Mr. McKeegan stated the property backs to Chartiers Creek with the I-1 on the other side. Due to layout constraints, they would need the reduced rear yard setback only in that area.

With regards to loading areas and docks, Mr. Ahwesh stated the way it is written is confusing. Mr. McKeegan agreed and would clarify further to make exceptions for moving trucks.

Motion by Ahwesh, second by Vaughn to recommend the proposed B1-A text amendment to the Board of Commissioners. All in favor. Motion Carried.

Public comment

Mr. Terry Bell of 793 Marigold Court inquired as to why at the previous meeting the planning commission stated that the NRP proposed B1-A text amendment would be more appropriate after the comprehensive plan is complete, but the planning commission did not state the same to NVR for their new R6 district. He believes the comprehensive plan should be done before considering either of the proposed developments.

NVR Woodville Associates rezoning request

Greg Hillard of NVR/Ryan Homes is requesting rezoning on approximately 200 acres of the Woodville property from R-1 Rural Residential to R-6 Medium Density Residential Conservation Community. The approved plan would have 350 lots consisting of single family, townhouses, and duplexes.

They have been in contact with the Chartiers Valley School District to do a land swap so that they can bring an access road behind the school and the school would get a piece of ground in another area. The access road will be directly across for the high school exit road and a traffic light will be installed at that intersection.

There was discussion regarding the total percentages of two-three-four-five-unit buildings. It was suggested that no more than 25% be 5-unit buildings. Mr Hilliard will put some percentages together to be discussed at the next meeting. It was decided that at least 60% of the total number of units shall be single family detached dwelling units.

Some other discussions included side yard setbacks being set at 10', lot size increase to 8,000 square feet, conservation open space, and wetlands not allowable as open space.

Mr. Ahwesh inquired about the large area located in the middle of the plan to which Mr. Hilliard said there are no plans to develop it at this time. Single family detached will be located on one side and the townhouses and duplexes will be located on the upper side. Mr. Adams was concerned the duplexes will be too close to the Cherry Hill plan of Nevillewood and inquired about buffering. Mr. Hilliard stated that there will be buffering.

This item will be discussed in more detail at the workshop meeting.

Public comment

Johanna Vanatta, Superintendent, Chartiers Valley School District – stated that single family detached vs townhomes vs duplex will bring into the school district a different average number of students. She is concerned if all single-family homes are built, the capacity of the class-size and school will be reached far sooner than anticipated.

Frank Nogal, 500 Azalea Lane –reiterated his suggestion from the previous meeting that separate parcels be created for townhouses and single-family dwellings and only allow the area to the left be rezoned for townhouses.

V. ADJOURN

*Motion by Mr. Vaughn, second by Mr. Adams, to adjourn meeting at 8:22 pm. All in favor.
Meeting adjourned.*

Mike Ahwesh, Chairman

Gary Adams, Secretary