

# MINUTES

## COLLIER TOWNSHIP PLANNING COMMISSION MUNICIPAL BUILDING June 17, 2021 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

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

#### STAFF

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

### II. APPROVAL OF MINUTES

*Motion was made by Mr. Price, second by Mr. Ahwesh, and carried unanimously to approve the Minutes of the February 18, 2021, meeting.*

*Motion was made by Mr. Chidlow, second by Mr. Ahwesh, and carried unanimously to approve the Minutes of the May 20, 2021, meeting.*

### III. PUBLIC

No Comments

### IV. BUSINESS

#### **Chick fil-A Preliminary & Final Land Development**

Robert Garvin, Justin Thornton, and David DiGioia represented Chick fil-A with their proposed plan to construct a new fast-food facility at the former Taco Bell location in Chartiers Valley Shopping Center.

Justin Thornton of Colliers Engineering, stated that they propose to demolish the former Taco Bell building and construct a Chick fil-A. The Chick fil-A will have three drive-thru lanes that will merge to two lanes and will utilize the shopping center access points. There will be on site and off-site parking with crosswalks at various locations and a proposed sidewalk along the right-of-way and into the shopping center. A significant number of trees, flowers, and shrubs are part of the plan. They are meeting state and local standards for stormwater with the combination of a small rain garden and underground basin.

Mr. Thornton is requesting a waiver to allow lights to spill over the property lines. Most of the property lines are on the shopping center and not residential. A minimal amount of light will

be on the right-of-way sidewalk for safety reasons. Spillover onto the Sonic trash enclosure should not be an issue and is minimal. The lighting will be similar to the neighboring bank. Mr. Price wanted to verify that they are the correct lights to which Mr. Thornton said they will be downward facing LED lights. Mr. Wingrove stated that the primary spillover is in the parking area.

Mr. Vaughn inquired about the number of cars that could be stacked and Mr. Thornton stated that 32 cars can be stacked and there is not a bypass lane. Mr. Ahwesh inquired about how cars would leave the drive-thru, and Mr. Thornton stated you could go left or right. Mr. Price stated that his concern is traffic, and he believes there will be issues with congestion at the intersection due to Chick fil-A's popularity. Mr. Thornton stated that a key difference between this Chick fil-A and other ones, is the three to two lanes vs the two to one lane that many Chick fil-A's have. Another difference is that the kitchen size has increased. Historically, Chick fil-A had one food prep area, there will be three at this location. Chick fil-A will work with the police department and property owners to have a game plan to handle grand opening traffic. Dave DiGioia of McMahan Associates stated that his company is currently doing a traffic study of the two external internal driveways onto Route 50. He expects to have his report to Collier Township in the next week.

There was further discussion on traffic concerns and possible signage to ease the flow. Mr. Price inquired if the Planning Commission needs to wait for the traffic study to render its decision because he is concerned about the traffic issues this will cause. Mr. Caun stated that the Township traffic engineer signed off on the methodology. Mr. DiGioia stated that they also had a scoping meeting with PennDOT to keep them aware of what is going on. Curtis Kossman, of Kossman Development stated that he reviewed the traffic information and does not have any concerns with the internal traffic issues.

Shawn Wingrove of Lennon Smith Souleret Engineering reviewed his firm's letter dated May 24, 2021 and stated that the items under zoning were granted variances by the Zoning Hearing Board on June 15, 2021. The variances granted were for impervious coverage, setback, and parking. Outside of the modification request, the remaining items are either administrative or third-party. He also stated that the recreational open space comment that was on a previous review letter was not on this letter but a recreation open-space or fee in-lieu of is required and will need to be part of the developers' agreement.

*Motion by Mr. Chidlow, second by Mr. Price to recommend Chick fil-A preliminary and final major land development approval with conditions set forth in the May 24, 2021 Lennon, Smith, Souleret Engineering review letter, resolution of the recreation open space requirement and the granting of the requested waiver of section 910.1.a.1 regarding light spillover. All in favor. Motion Carried.*

### **Chartiers Valley Shopping Center Preliminary Land Development**

Christina Rasso of Civil & Environmental Consultants represented Kossman Development to discuss the proposed preliminary land development at Chartiers Valley Shopping Center. This plan consists of three projects. A Starbucks, a drive-thru window and lane at the existing Panera and converting the old K-mart building into multiple retail tenants and building expansion.

The proposed Starbucks will be one of the first solar-powered structures with a rain garden. There will be a large outdoor seating area with the required number of parking spots, a drive-

thru that will handle 11 cars, and a small rain garden that will handle all the stormwater requirements for the three projects.

The Panera drive-thru window will be located on the side of the building facing Route 50. The parking lot will be reconfigured with four parking stalls and the ADA stalls will be relocated.

The third part of the project will be the old Kmart building with a building expansion on the side of it. There will be a new loading dock and trash compactor in the back.

Variance requests were requested and approved by the Zoning Hearing Board at their hearing June 15, 2021. The variances were for parking, setbacks, and land cover. Because they are in varying stages of negotiations and lease signing, Kossman Development will present for preliminary now and as various tenants are signed, they will submit them individually for final. There may be some tweaks as they sign new tenants, but that will be handled during final approval.

There was lengthy discussion on sidewalks in the shopping center and various options were discussed regarding slope and right-of-way. Mr. Kossman stated that he would like CEC to study the sidewalk situation and see if they can figure a way that a sidewalk would work on the slope in front of Panera & Advance Auto.

Mr. Caun stated that the applicant submitted revisions earlier in the day and that the engineer has not had a chance to review them. Mr. Caun stated they also submitted modification requests:

1. Relief from a sidewalk in front of Starbucks and Panera Township - ordinance states that a sidewalk must be on any private or public road which would require a sidewalk in front of Starbucks. There is a sidewalk to the outdoor seating only.
2. Relief from providing recreation open space - Mr. Kossman stated that he is providing a lot of outdoor seating, greenspace, and a raingarden. He will put together justification as to what he is providing.
3. Relief from the private frontage requirements - Ms. Rasso stated that the Starbucks will have frontage on a private street. According to township ordinance, the frontage has to be along a public street or private street. If on a private street, the street can not be greater than 600' in length and a right-of-way width of 50'. It is an existing private street that is 35' wide and serves the entire shopping center.
4. Slope - Ms. Rasso stated that they are requesting to allow a 2:1 side slope in the rain garden instead of a 3:1 side slope.
5. Relief from having an access road into the basin - If basin does need access for maintenance, there is an opportunity for access along the curb line.

### **Chartiers Valley Shopping Center Redevelopment Plan Revision No. 1 Preliminary and Final Minor Subdivision**

Mr. Caun stated that there are two open items on the review letter. First is the frontage on a private street that was discussed during Preliminary Land Development and the second is a planning module that is not in Township control. This subdivision is for the proposed Starbucks. It is subdivided from the overall lot 2A-1. It will be a separate parcel.

*Motion by Mr. Ahwesh, second by Mr. Price to recommend the Chartiers Valley Shopping Center Redevelopment Plan Revision No.1 preliminary and final minor subdivision approval with conditions set forth in the June 4, 2021, Lennon, Smith, Souleret Engineering review letter. All in favor. Motion Carried.*

**V. ADJOURN**

*Motion by Mr. Price, second by Mr. Vaughn, to adjourn meeting at 8:38 pm. All in favor. Meeting adjourned.*

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Kevin Vaughn, Chairman

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Mike Ahwesh, Vice-Chairman