

# MINUTES

## COLLIER TOWNSHIP PLANNING COMMISSION MUNICIPAL BUILDING

September 16, 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, Present  
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. Vaughn, second by Mr. Chidlow, and carried unanimously to approve the Minutes of the August 19, 2021, meeting.*

### III. PUBLIC

No Comments

### IV. BUSINESS

#### **Pittsburgh Bottleshop – Minor Land Development**

Mr. Caun stated that the Pittsburgh Bottleshop has requested to be tabled until further notice.

#### **Creekside Meadows Preliminary Conservation Subdivision**

Maronda Homes is requesting to build 49 single family homes on 42.94 acres located at the intersection of Steen Hollow Road and Thoms Run Road and was granted several variances from the Zoning Hearing Board. Maronda Homes is also requesting four modifications from the Planning Commission.

Representing Maronda Homes, Jim Martin of Gateway Engineers stated that outside of the four modification requests, they a clean review letter from the Township engineer. Mr. Martin stated that at the last meeting, the planning commission had asked for Maronda to further investigate the modifications and a sanitary easement. Mr. Martin stated that they were able to make a couple changes. In lieu of sidewalks, a trail system has been designed in the plan. The second item they modified was the sanitary run from two runs to a single run going down the hill. The last item he was asked to review for other options was the emergency access road. Mr. Martin stated that at the request of Maronda Homes, they would not propose an

emergency road. The only option was for a very steep with sharp turns and marginal site distance.

The first modification request is for a waiver to not install slope benches every 20 vertical feet per ordinance. Ordinance requires cut and fill slopes to 2:1 slope be permitted up to a maximum aggregate height of 20'. A 10' wide vegetated bench must be provided before additional slope height be permitted. The request is for the slopes that go to Thoms Run Road and Steen Hollow Road. There are some slopes that go to 30-40' in height. He stated that a geotechnical report has been done that supports the stability of the proposed slope without the slope benches. If they had to do the benching, additional acres of trees would have to be cut down. Mr Wingrove stated that they have requested and received a slopes stability analysis report from the applicant's Geotech engineer, and it supports their request to not bench.

The second modification request is a waiver from the requirement that the fills be kept back at least 5' plus one-fifth the depth of the height of the cut or fill. The area they are requesting this is at Steen Hollow Road to allow adequate site distance.

The third modification request is to allow sidewalks only be provided adjacent to proposed streets and to eliminate the sidewalk requirement on all proposed streets. There will be sidewalks within the development, but not along Steen Hollow Road and Thoms Run Road. Mr. Martin stated that in lieu of sidewalks, they are proposing an off-street recreation trail system. There was some discussion regarding the recreation trail system and potential easements for future trails.

The final modification request is to permit only one access point into the plan and not be required to install an emergency access road. Mr. Martin stated that it would be more logical to not install the emergency access road and cited the required length, steepness, site distance and over three acres of trees would have to be cut down to install the access road.

Mr. Wingrove reviewed his firm's letter dated August 13, 2021 and stated that there are seven comments left open. Four are the modification requests and the remaining three items - recreation open-space, a tree survey of the trees and stormwater O&M agreement will carry over to final approval. He stated that outside of the modification requests, the plan, as submitted, will conform to the Township's Zoning and SALDO ordinances.

*Motion to recommend preliminary approval of Creekside Meadows Residential Conservation Subdivision with conditions of addressing the items in the August 13, 2021 Lennon, Smith, Souleret Engineering review letter. Motion by Chidlow, Second by Ahwesh, all in favor. Motion carried.*

- 1. Motion to recommend approval of the Modification request from the Subdivision Ordinance (SALDO) Section 804 to eliminate the required sidewalks along the frontage of Thoms Run and Steen Hollow Roads. The applicant has proposed to install an internal walking trail through the woods instead of the sidewalks along Thoms Run and Steen Hollow. Ahwesh, Price & Vaughn voted "No", Chidlow & Lonchar voted "yes. Motion denied.*
- 2. Modification request from the SALDO Section 904.C.1 to provide only one access point and not install the required emergency access road. The applicant has increased the width of the entrance road from 24' to 30' up to the first intersection. Price, Chidlow, Vaughn voted "No", Ahwesh, Lonchar voted "yes". Motion denied.*

3. *Modification request from the Grading Ordinance Section 9-127.4 to allow grading within the setback of Steen Hollow Road, only to the extent needed to achieve proper site distance. All in favor, motion carried.*
4. *Modification request from the Grading Ordinance Section 9-127.1.B to not install the required benches every 20 vertical feet on steep slopes. The applicant provided a report from a Geotech Engineer stating the slopes would be stable. All in favor, motion carried.*

### **Steen Road Partners Text Amendment R4 Zoning.**

Ryan Wotus of Goldberg, Kamin and Garvin and Justin Mandel of Steen Road Partners appeared on behalf of Steen Road Partners with respect to the application that is pending before the planning commission for a proposed text amendment in the R4 Residential/Gateway zoning district. Mr. Wotus stated that they are asking for some minor adjustments to the existing text regulating uses within the R4 zoning district and an adjustment to the maximum impervious surface coverage with respect to only certain properties within the R4 district. The R4 generally fronts along Route 50-Washington Pike. It begins just south of Thoms Run Road and runs southernly to the I-79 interchange and then just on the easterly side of Washington Pike and slightly south of Vanadium Road.

The first item that they included in terms of uses that would be proposed to be permitted would be a carwash. The carwash would be subject to existing criteria set forth in township code which regulates how a carwash could be designed, operated and utilized. Section 1906.7 lists six criteria that would apply to carwashes in certain districts. These include that the facility be enclosed within a building, drainage water would be controlled, appropriate queuing spaces, connected to sanitary sewers, driveway would have to be 30' R-O-W line of intersections, and if it dispensed gas, there would be other applicable requirements. They also added an additional criteria that would further regulate it in the R4 zoning district. The site shall have frontage on and direct vehicular access only upon an arterial and collector street as defined by the chapter. The only areas in the R4 that meet this criteria would be the corners of Steen Road and Washington Pike and Vanadium and Washington Pike. Mr. Wotus said the other use being proposed is for a financial institution, minor which is under 10,000 square feet.

The second modification would be for impervious surface to increase from a maximum of 40% to 60% and only for commercial uses with frontages along an arterial street. Everywhere else, it would remain at 40%. There was some discussion regarding the original intent of the R-4 district and whether a carwash should be an allowable use. It was suggested to make a carwash a conditional use. Mr. Caun stated that the only difference between a permitted use and conditional use is that you must have a public hearing with a conditional use. There was further discussion regarding traffic and Mr. Wotus stated that they obtain further information from their traffic engineer and will bring traffic counts to the next meeting.

The planning commission will discuss this further at the next meeting once the traffic counts are received and a minor change in text to the proposed text amendment.

## **V. ADJOURN**

*Motion by Mr. Lonchar, second by Mr. Price, to adjourn meeting at 8:25 pm. All in favor. Meeting adjourned.*

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Kevin Vaughn, Chairman

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Tyler Lonchar, Secretary