

MINUTES

COLLIER TOWNSHIP PLANNING COMMISSION MUNICIPAL BUILDING October 21, 2021, 7:00 P.M. Regular Meeting

I. CALL TO ORDER:

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

ROLL CALL:

BOARD

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

STAFF

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

II. APPROVAL OF MINUTES

Motion was made by Mr. Lonchar, second by Mr. Chidlow, and carried unanimously to approve the Minutes of the September 16, 2021, meeting.

III. PUBLIC

No Comments

IV. BUSINESS

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 based on comments from the previous planning commission meeting, they put together a text amendment that includes a carwash as a permitted use that must have frontage on an arterial street and direct vehicular access only to an arterial or connector street. They also added three other criteria that would be applicable in the R-4 District for a carwash. These include lighting regulations, one car-wash bay at most, and vacuum station screening.

A second draft of the text amendment was also created to make carwash a conditional use within the R-4 subject to the above-noted criteria.

Mr. Wotus also submitted an updated traffic study from Wooster and Associates that notes there would be a reduction in average daily trips as compared to other permitted uses in the R-4.

There was some discussion about the R-4 District and whether it should be reviewed in whole at this time to see what other changes could be made to it. The planning commission decided

to meet at the November workshop meeting to discuss the R-4 District in detail to see if other changes would be appropriate. Mr. Wotus stated that he will coordinate with Mr. Caun regarding the workshop meeting.

Grist House Preliminary Land Development

Vaughan Leer of Red Swing Group along with Kyle Mientkiewicz and Brian Eaton of Grist House Brewery represented Grist House Brewery in discussing the proposed renovation of an existing structure and construction of a new brewery to be located on Sgt. Messerschmidt Road.

Mr. Leer stated that they are at the meeting to give the Planning Commission a brief overview of the Grist House land development plan and to discuss the review letter. They plan to make improvements to the existing site including façade improvements and elevated deck on the outside and a brewery, taproom and restaurant on the inside.

Mr. Leer discussed the Lennon, Smith, Souleret Engineering review letter dated September 21, 2021 and stated that there are some site constraints. They are exploring other parking options to come up with the number of required spaces per ordinance. They are also trying to manage stormwater with minimal impact while still complying. He noted they are not changing the existing overall impervious area.

They are asking for some relief requests that they will formally submit to the Township. It was discussed that the items noted in the Zoning section of the review letter will need to go before the Zoning Hearing Board. These include setbacks, sidewalks, bufferyard, parking and frontage. The applicant will submit all needed information for the December Zoning Hearing Board meeting and will come back to the planning commission after that meeting.

Discussion on whether to pursue “Event Facility” Ordinance

Mr. Caun stated event rooms are starting to pop up and Collier Township does not any criteria in the ordinance to regulate it. To do this, Mr. Caun stated that a text amendment would be done to state where such facilities would be allowed.

The planning commission will discuss this further at the next meeting.

V. ADJOURN

*Motion by Mr. Lonchar, second by Mr. Chidlow, to adjourn meeting at 7:58 pm. All in favor.
Meeting adjourned.*

Mike Ahwesh, Vice-Chairman

Tyler Lonchar, Secretary