

# MINUTES

## COLLIER TOWNSHIP PLANNING COMMISSION MUNICIPAL BUILDING APRIL 19, 2018 7:00 P.M. Regular Meeting

### I. CALL TO ORDER:

Chairman Vaughn called the meeting to order at 7:05 p.m.

### ROLL CALL:

#### BOARD

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

#### STAFF

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

### II. APPROVAL OF MINUTES

*Motion was made by Mr. Ahwesh, second by Mr. Price, and carried unanimously to approve the Minutes of the March 15, 2018 meeting.*

*Motion was made by Mr. Price, second by Mr. Ahwesh, and carried unanimously to approve the Minutes of the April 5, 2018 meeting.*

### III. PUBLIC

Tim Downey Jr of 9 Fifth Street, asked the Planning Commission to consider changing an existing ordinance regarding private easements in developments. Mr. Downey suggested that easements in new developments be made public instead of private. This would allow perimeter properties that are not part of the development to connect into the easements for their utilities. Currently, the development easements are private and perimeter property owners have to pay for private easements at a great expense. With a public easement, they will still be responsible for the utilities to tie into the easement, but at a much lesser expense.

Lynn King of 1 Summer Drive, stated that she is not comfortable with the Sheetz plan. She mentioned that the plan does not follow the intent of the comprehensive plan. She is concerned about loitering, alcohol use, its close proximity to a school bus stop, added traffic, and pollution. She stated that it is also not in conformance with the zoning ordinance for the R-4 District. She asked the Planning Commission to consider the residents when making their decision.

Mark Lewis of 1212 North Gray Avenue, stated that he attended the Zoning Hearing Board meeting and that there was no hardship in their variance requests. What disturbs Mr. Lewis the most is that the access road from Steen Road is within 10 feet of two homes. Many

vehicles will be using that road at all hours and he doesn't see how the residents will be able to live there. He said that the Planning Commission "should not put something next to somebody's house that you wouldn't want next to your house".

#### **IV. BUSINESS**

##### **D&D Holdings – Verizon Conditional Use (Collocation of Communication Antennas)**

Joe Cortese and George Francis represented Verizon Wireless in their request for a collocation of equipment for property located at Great Southern Plaza at 1195 Washington Pike. The plan proposes the attachment of antennas to the rooftop of the building. Mr. Cortese stated as there are more advances in cellular and wireless technology, more sites are needed for both capacity and coverage purposes. Mr. Cortese distributed photo simulation pictures of before and after of the proposed location. They designed the proposed roof top installation with RF friendly materials that are conducive to allowing signals to propagate, but also be aesthetically pleasing to the existing structure and not visible from the exterior. Verizon will be spending a substantial amount of money to replace the existing chimney with RF friendly materials and house the antennas within the chimney. The exterior will blend and match the existing exterior of the current property. The antennas will be housed in the chimney and the equipment shelter will be in the rear and not visible from street level. The application is consistent with the current zoning ordinance which requires collocation rather than construction of a new tower. This facility is permitted in the B1 district and based on information and exhibits, they do comply with Collier Township zoning ordinance.

Mr. Ahwesh inquired about the generator location. Mr. Francis stated that everything will be on the roof and will not be seen from the neighboring locations. It was designed to fit on the roof top.

Shawn Wingrove of Lennon, Smith, Souleret Engineering reviewed his firm's letter dated April 5, 2018 and stated that two paperwork type items were not included and were noted on the review letter. The plan, as submitted, will conform to the township's zoning ordinance.

Mr. Caun stated that there will be a public hearing before the May 9<sup>th</sup> Board of Commissioners meeting at 5:30 pm. Being that it is a conditional use application, a public hearing is required.

*Motion by Doug Price, second by Tom Chidlow, to recommend approval Verizon Wireless conditional use –collocation of communication antennas subject to the conditions set forth in the April 5, 2018, Lennon, Smith, Souleret Engineering review letter. All in favor. Motion Carried.*

##### **Sheetz, Inc.**

Ryan Wotus of Goldberg, Kamin & Garvin, David Mastrostefano of Sheetz, Ben Hunter of Langan Engineering, Chuck Wooster of DE Wooster & Associates, and Henry Fownes of Sheetz represented Sheetz in their request for conditional use, major subdivision and major land development. The Planning Commission will review each request separately.

### **Major Subdivision/Consolidation Plan**

The major subdivision plan known as 1273 Washington Pike Associates LLC Plan of Lots proposes to consolidate 11 parcels into one single parcel with a total acreage of 3.313 acres. The properties are located at the intersection of Washington Pike and Steen Road and is zoned R4. The plan includes some right-of-way dedication along Steen Road and Washington Pike for the roadway improvements and a lease line established for the Sheetz project. There is also an existing private drive close to the lease line and an existing private road west of the site. Multiple parcels will be consolidated (Sheetz Development) as well as two other properties that are currently developed with an office building and warehouse property. The office and warehouse building will currently remain and may be developed in the future, but these will not be part of the Sheetz Development.

Mr. Price inquired about the two existing buildings and the plan for them. Mr. Wotus stated that those buildings are outside the scope of the Sheetz project. 1273 Washington Pike Associates will develop the portion with the buildings. Of the 11 parcels being consolidated, 9 will be part of the Sheetz development and a lease line will be established between the Sheetz development and the other parcels.

Shawn Wingrove of Lennon, Smith, Souleret Engineering reviewed his firm's letter dated March 29, 2018 and stated that a majority of the comments were related to plan presentation and were not substantive to the layout of the plan. He stated that the plan as submitted will conform to the township's SALDO.

*Motion by Doug Price, second by Mike Ahwesh, to recommend approval of the 1273 Washington Pike Associates LLC Plan of Lots Major Subdivision Plan subject to the conditions set forth in the March 29, 2018, Lennon, Smith, Souleret Engineering review letter. All in favor. Motion Carried.*

### **Conditional Use Application**

Mr. Mastrostefano gave a presentation of the Sheetz project that included the proposed widening of both Steen Road and Washington Pike (Route 50) as part of the overall scope of the Sheetz project. This encompasses adding turning lanes on both roads and a traffic signal at the intersection. The Sheetz store will be approximately 4900 square feet with parking on the north, east and south side. Facing route 50 will be a single wing pump canopy with six pump dispensers. There are proposed sidewalks on Route 50 and Steen Road with ADA accessibility from the Steen Road sidewalk. There will be a few tables and benches for outside seating. Landscaping will consist of 41 full-sized trees on site with standard 3' bushes/hedges around site. Mr. Price inquired about people loitering outside the building. Mr. Fownes stated that Sheetz pays close attention to ensure that those outside are either eating or they limit the time people hang out there. The two locations for the seating area are set farther away from existing rear residential uses and are visible from the inside. There are also 18-24 cameras inside and outside.

Mr. Chidlow inquired if there is any Sheetz location where the canopy is lower than what is indicated in the township ordinance. Mr. Fownes stated that only one Sheetz in his 14 year career with Sheetz is lower. Mr. Caun stated the building code requires 13'6" under a canopy that serves gas pumps. Mr. Wingrove also stated that 13'6" is in

the vehicle code. Mr. Chidlow inquired whether any Sheetz sites that do not have signage on the canopy to which Mr. Fownes replied that there are a few that do not have signage on the canopy.

Chuck Wooster of DE Wooster & Associates Traffic Engineer Consultants, performed the traffic impact analysis for a mixed use that would include the entire development. Mr. Wooster stated that their impact study was initially based on a Sheetz store that was 5,900 square feet and not the current 4,900 square feet store, so their study is conservative. Mr. Wooster noted that the traffic improvements with Sheetz are in conjunction with PennDot's plans for Washington Pike and they are coordinating their efforts with PennDot's including utility relocation. Mr. Ahwesh inquired as to whether the two residential houses will have access to the private road. Mr. Wooster stated that their access is currently there and that it will be maintained.

Mr. Wotus reviewed Collier Township's zoning ordinance section 1906.20 standards for specific use for a gasoline station and noted that they based their plans to meet these criteria. Items that did not meet these criteria include maximum height of the canopy and signage on the canopy. These items are currently before the Zoning Hearing Board.

Mr. Mastrostefano stated that this will be a new concept store for Sheetz that introduces more of an atrium corner element. They included an alternated roof line with more windows but will stay in character with continuity of color and materials. There will be stone, brick and bronze materials used.

There was discussion about the building being considered to be in three front yards and one side yard. Mr. Ahwesh questioned the three front yards and Mr. Wotus replied that is according to township ordinance.

Mr. Wotus reviewed the general standards for conditional use per zoning ordinance section 1903.1. Mr. Wotus noted that they are requesting a variance before the ZHB to allow lighting intensity on site for exceed 5.0 footcandles. They are requesting a max of 62 footcandles beneath the canopy only. He did note that this item can be approved by the Board of Commissioners. Mr. Wotus noted that they also are requesting a variance to allow their ground sign to exceed 8' as they are seeking a 1" variance.

Mr. Mastrostefano stated that another variance request before the ZHB is to allow max illumination at the property line to exceed 0.2 footcandles. Sheetz is requesting a max of 3.2 footcandles at the entrances/exits. This request is for safety reasons. He stated that the lighting Sheetz uses allows them to cut off lighting at the property lines but they need more lighting at entrances/exits. At the property lines that are not entrances, their photometrics shows that they do meet the 0.2 footcandles or less ordinance.

Mr. Price inquired about the lighting at the entrance and the impact on the nearby residential homes. Mr. Mastrostefano stated that the lighting will only be on the Sheetz property and as the lighting reaches the property line, it is within allowable footcandles.

Mr. Price inquired about the lighting on the awning. Mr. Mastrostefano stated that the awning is backlit, the signs are internally lit, the signs on the store are lit by goosenecks, the gas price and logo are internally lit.

Mr. Wingrove reviewed his firm's letter dated March 29, 2018 stated that outside the two pending variance requests, they will conform with township zoning ordinance.

*Motion by Doug Price, second by Mike Chidlow, to recommend approval of the Sheetz, Inc. Conditional Use Application subject to the conditions set forth in the March 29, 2018, Lennon, Smith, Souleret Engineering review letter and conditioned upon the Zoning Hearing Board granting their variance requests. Price, Chidlow, Vaughn & Lonchar favor. Ahwesh opposed. Motion Carried.*

**Major Land Development – Application for Preliminary Approval**

Mr. Wotus stated that there are three separate modifications that are being asked with respect to the land development application. Section 22-907.1.b.1 – private street frontage. Mr. Hunter stated that the existing private street that is off of Steen Road is currently in a state of disrepair with broken asphalt throughout. Sheetz would like to upgrade it. This roadway will be used as a driveway for the development. They are restricted in terms of the right-of-way that was previously established at 40'. As a result they will be staying within that 40'. Mr. Mastrostefano stated that they pushed their driveway up against the Sheetz side of the 40' right-of-way, leaving any greenspace on the residential side of the R-O-W. They can install a drive aisle and leave more greenspace on the residential size and leave it in its current condition.

The applicant is requesting a waiver to install a sidewalk along the private road.

The applicant stated that current ordinance states when a land development proposal will result in the removal of 25% of the existing trees, the applicant shall replace the removed trees. They will be removing 53 trees and can reasonably fit 41 trees on the site. They are requesting to either do a fee in lieu of or to donate the trees to the Township.

Tom Chidlow asked for clarification of the request in front of the ZHB for access to a local road. Sheetz is requesting a variance to allow vehicular access the local road. They have the right to use the road according to a previous subdivision, the access onto a collective road is what is being requested.

The planning commission decided to discuss this item further next month allowing the applicant to pare down the current review letter.

**V. ADJOURN**

*Motion by Mr. Chidlow, second by Mr. Lonchar, to adjourn meeting at 9:10 pm. All in favor. Meeting adjourned.*

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Kevin Vaughn, Chairman

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Mike Ahwesh, Vice-Chairman