

MINUTES

COLLIER TOWNSHIP PLANNING COMMISSION

MUNICIPAL BUILDING

August 19, 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. Price, second by Mr. Lonchar, and carried unanimously to approve the Minutes of the June 17, 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 for this meeting and hope to go before the Planning Commission at the September meeting.

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 said the site could be described as a high plateau with steep slopes and a flatter higher portion. The variances that were requested and approved were for the reduction of required greenways to 22 acres and for steep slope impacts.

The first 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 second modification is for a waiver to not install slope benches every 20 vertical feet per ordinance. Ordinance requires cut and fill slopes up to 2:1 slopes 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.

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 there is a curative measure in the ordinance for this request that says if it's an unnecessary hardship to install the sidewalks they will not be required. A narrative has been submitted that explains the hardship of installing the sidewalks. Mr. Caun stated that this is noted in section 804 of the SALDO which also states that in lieu of sidewalks, the applicant shall provide a plan that demonstrates equal or greater pedestrian circulation through amenities such as off-street trails. It is not a blanket waiver because of unique circumstances. Mr. Martin stated that there is a stream along the road and a parcel of land near the creek that is not owned by Maronda. Maronda also does not own two parcels along Steen Hollow Road.

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 Chief Wauthier of the Presto Fire Department stated that the expanded cartway of 30' would be sufficient for the fire department to reach the plan.

Mr. Chidlow inquired about the sanitary easement and disturbance of existing trees and whether some form of landscaping can be done in these areas instead of grass. Mr. Martin stated that he believes grass would be the preferred landscaping by the utilities for ease of access. Mr. Chidlow suggested the developer be held to 20' easements. Mr. Caun asked if the sewers can be moved to the roadway which would eliminate the easements. Mr. Martin did not believe it would work with the connections. Mr. Caun stated that the problem the Township runs into on the codes end is the easements go across the back yards of homes and when homeowners want to install a fence, shed or pool, they run into issues with encroaching into easements. The Township would like to find a way to have the easements in the roadways instead.

Mr. Price stated that the Maronda Tuscan/Amalfi Ridge plan had a plan similar to this and the planning commission required a back exit because they felt the plan was too long for one entrance and would like to see more study on this. Mr. Price stated that they recently required another developer to install a sidewalk along Ridge Road. The sidewalk will be used by families and children to walk to the nearby park and community center and in good conscious, he cannot vote for the sidewalk modification. Mr. Price stated that not every piece of land is truly developable. Mr. Martin will look at connectivity in the area.

Mr. Wingrove reviewed his firm's letter dated August 13, 2021, and stated that the applicant will do a fee in lieu of recreation facilities and has submitted a tree survey of the trees that will need replaced. He stated that outside of the modification requests, the plan, as submitted, will conform to the Township's Zoning and SALDO ordinances.

Mr. Ahwesh stated that he believes benching should be necessary on the slope. The slope is steep and with the rain that has been occurring recently, he is concerned that there will be runoff from the slopes on to the road that is the only access into the plan.

Mr. Price would like further information as to why they cannot have another means of egress. He'd like to see if perhaps a trail from the top of the property leading towards the park is a possibility. Mr. Chidlow concurs with Mr. Price.

The planning commission tabled voting on this item to allow Mr. Martin additional time to explore/explain emergency access options, explore trail design and connectivity towards the community center and look at sanitary design down the entrance road.

Chartiers Valley Shopping Center Preliminary & Final Land Development – Starbucks

Christina Rasso of Civil & Environmental Consultants and Steve Weisbrod of Kossman Development are representing Kossman Development to discuss the proposed preliminary and final land development for a Starbucks at the Chartiers Valley Shopping Center. The original preliminary application was revised to remove the Panera Bread drive-thru and the Kmart building and strictly focuses on the Starbucks.

Ms. Rasso stated that there are three modifications requests they are asking for. The first is for a modification to not provide sidewalks in front of the Starbucks building. The sidewalk would not lead to anywhere.

The second request is for the stormwater conveyance design. They are asking for the stormwater pipe be designed for the 25-year/ 24-hour storm event instead of the required 100-year storm event. There is an existing storm sewer on site that they'd like to reroute to tie in at the same location. The existing pipe is 24" corrugated metal pipe, and the proposed pipe would be 24" HDPE. The proposed pipe has the same amount of capacity as the existing pipe. Another reason is that the existing storm line are not sized to convey the 100-year storm. They do not want to overwhelm the existing system. They are also reducing the existing impervious pavement with the addition of green space.

Lastly, they are requesting to allow the outdoor patio area to be used as the required recreation open space. Mr. Chidlow stated that the recreation open space should be compatible with the use and believes this use compatible to Starbucks. Mr. Weisbrod stated that Starbucks does not own the patio and it is not exclusive to Starbucks.

Shawn Wingrove reviewed his firm's letter dated August 17, 2021 and noted that outside of the modification requests, the remaining items are third-party or administrative.

Motion by Mr. Lonchar, second by Mr. Price to recommend preliminary and final approval to Kossman Development for Starbucks coffee shop outparcel with the conditions set forth in the August 17, 2021, Lennon, Smith, Souleret Engineering review letter and the following action on the modification request; a modification request from SALDO section 804.1 to not provide sidewalks in front of the Starbucks is hereby granted; a modification request from SALDO section 805.8.1.8.4 to allow the outdoor patio area to used as a recreation open space is hereby granted; the modification request from the stormwater management ordinance section 401.3.c.1.5to allow conveyance facilities to be designed for the 25-year/24-hour storm event for the existing storm sewer to be relocated is hereby granted

All in favor. Motion Carried.

V. ADJOURN

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

Kevin Vaughn, Chairman

Tyler Lonchar, Secretary