

MINUTES

COLLIER TOWNSHIP PLANNING COMMISSION ONLINE VIA WEBINAR AUGUST 20, 2020 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 July 16, 2020 meeting.

III. PUBLIC

No Comments

IV. BUSINESS

PZ Southern Limited Partnership Minor Subdivision – Chase Bank

Dan Harrison of PZ Southern Limited stated that at the request of Chase Bank, they are proposing to subdivide their single lot located at 1155 Washington Pike into two lots. Chase Bank will occupy the subdivided second lot. He noted that Chase Bank had already received land development approvals.

Shawn Wingrove of Lennon, Smith, Souleret Engineering reviewed his firm's letter dated August 18, 2020 and noted that the sewage planning module approval has been received and addressed. He did note that the applicant is requesting a waiver to not have frontage on a public street.

Mr. Harrison stated that they are requesting a waiver because there is no direct frontage or access onto Washington Pike for the bank and the only access is through the other side of the property.

Mr. Ahwesh wanted to verify that all that was approved in land development remains the same. Mr. Caun stated that the conditions of the previously approved land development remains the same. Mr. Harrison agreed that this subdivision does not affect any conditions that were set at previous meetings and this is just about a lot line.

Mr. Price inquired if the building and drive-thru are owned by Chase Bank, would PZ Southern be responsible for the landscaping and sidewalk maintenance. Mr. Harrison stated that PZ Southern would be responsible for landscaping and sidewalk maintenance.

Motion by Mr. Chidlow, second by Mr. Price to recommend approval of the PZ Great Southern Plaza Minor Subdivision Plan with the conditions of the Lennon, Smith, Souleret Engineering letter dated August 18, 2020 and all conditions of land development approval still apply. All in favor. Motion Carried.

Mondine/Smith Minor Subdivision

Mr. Caun said the applicant would like to subdivide an existing lot into two separate lots. The property is located on Nesbitt Road. Ms. Smith stated that she has received a variance from the Zoning Hearing Board for a 105' minimum lot width. The variance was necessary because a non-conforming barn is on site that they do not want to remove.

Shawn Wingrove reviewed his firm's letter dated July 29, 2020 and stated that there are some minor revisions, and with corrections, the plan will conform to the Township standards.

Mr. Ahwesh stated that he will abstain due a previous confrontation with applicant.

Motion by Mr. Chidlow, second by Mr. Price to recommend approval of the Mondine Lot 7 Revision, D&D Plan of Lots Minor Subdivision with the condition of the Lennon, Smith, Souleret Engineering letter dated July 29, 2020 Vaughn, Price, Chidlow in favor. Ahwesh abstained. Motion Carried.

ADJOURN

Motion by Mr. Ahwesh, second by Mr. Chidlow, to adjourn meeting at 7:33 pm. All in favor. Meeting adjourned.

Kevin Vaughn, Chairman

Michael Ahwesh, Vice-Chairman