

# MINUTES

## COLLIER TOWNSHIP PLANNING COMMISSION ONLINE VIA WEBINAR December 17, 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, 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. Ahwesh, second by Mr. Price, and carried unanimously to approve the Minutes of the November 19, 2020 meeting.*

### III. PUBLIC

No Comments

### IV. BUSINESS

#### Legacy Development Final PRD Application

Mike Wetzel of Victor, Wetzel and Associates represented Legacy Developers in their request for Final PRD approval. Mr. Wetzel did a brief overview of the plan and stated that it is consistent with the tentative PRD plan that was previously approved by the Planning Commission. There is one acre of area on the plan that is currently zoned R-1, and their intent is to submit for rezoning after they receive final approval. They would like this area rezoned to PEDD to match the remainder of the plan and they plan to build a clubhouse at this location.

Mr. Caun stated that the area to rezoned should be reworded on the plan to avoid confusion in the future. The current wording would lead someone to believe that rezoning has been approved and needs more clarity. He suggested calling it future proposed area and also noted that there are two review letters from LSSE with one for the PRD development and the second for final subdivision.

Shawn Wingrove stated that the current subdivision plan shows current lots 2 & 3 as already subdivided, and a final plan for subdivision has not yet been applied for. Either a final subdivision plan following plan #1 needs to be filed to create lots 2 and 3 as they are and also create lot 1 which then becomes all of Legacy PRD, or the lot line relocations need to be incorporated into the current Legacy plan #2 that has been filed. Mr. Wetzel stated that they will go with the second option and will update the plan to incorporate lots 2 and 3.

Mr. Wingrove reviewed his firm's letter dated December 16, 2020 and said a majority of the comments are either third-party or administrative. He did review the few open items which include sidewalks along Ridge Road. Mr. Wingrove said that the proposed sidewalk should be 5' wide per Township standards and the noted cheekwall should be located to the outside of the sidewalk. There was some discussion on this and the developer stated that the sidewalk would be 5' wide and any section of the sidewalk that needs to be elevated above the curb will have a barrier of some sort and approval from Township engineer. Mr. Wetzel will submit these changes to the Township engineer prior to the Board of Commissioners' meeting.

Other comments were regarding no left turn signs at Dana Drive and fencing around raingarden basin #3. Mr. Wetzel stated they will update plans to include the no left turn signage and that fencing will be added around the raingarden #3 basin.

*Motion by Mr. Lonchar, second by Mr. Price to recommend final approval of Legacy Planned Residential Development final applications with conditions set forth in two December 16, 2020 Lennon, Smith, Souleret Engineering review letters regarding subdivision and final PRD, and also resolution of the sidewalk cheekwall issue to the satisfaction of the Township engineer. All in favor. Motion Carried.*

#### **Proposed Zoning Ordinance Amendment – Directional Signage**

Mr. Caun stated that the Township solicitor made the requested changes to the amendment with changes to language in sections 1A and 2-5 per the Planning Commissions request.

*Motion by Mr. Lonchar, second by Mr. Ahwesh to recommend approval of proposed zoning ordinance amendment. All in favor. Motion Carried.*

#### **V. ADJOURN**

*Motion by Mr. Vaughn, second by Mr. Lonchar, to adjourn meeting at 7:40 pm. All in favor. Meeting adjourned.*

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Kevin Vaughn, Chairman

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Mike Ahwesh, Vice-Chairman