

MINUTES

COLLIER TOWNSHIP PLANNING COMMISSION MUNICIPAL BUILDING

December 19, 2019 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

Tom Chidlow, Absent
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. Price, second by Mr. Ahwesh, and carried unanimously to approve the Minutes of the November 21, 2019 meeting.

III. PUBLIC

None.

IV. BUSINESS

Bank of America – Preliminary Major Land Development

Ed Fink of Rettew Associates represented CBRE with their plan to construct a Bank of America at the former Pizza Hut location on Washington Pike. Mr. Fink stated that he has received the comment letter from the township engineer and has since addressed some of the comments. Shawn Wingrove reviewed his firm's letter dated December 12, 2019 and stated that the applicant is requesting relief to exceed five footcandles. The applicant is requesting more intense lighting under the canopy where the ATM machines are located for security and safety purposes, and they are requesting relief to use 38 footcandles under the canopy which will shine directly down on the ATM's. The footcandles at the east and west perimeter of the property are below the required five footcandles. Mr. Ahwesh inquired if the bright lights would impact traffic on Washington Pike to which Mr. Fink stated they would not since they are directed downward and not outward. Mr. Price asked if the lighting would affect customers pulling in and out of the lot to which Mr. Wingrove said that the lights are shielded, so there would instead be an illuminated drive aisle which is not a bad scenario.

Mr. Wingrove stated that a tabulation of total steep slope areas and total disturbed areas is needed to ensure that they are below permissible levels. Mr. Fink replied that the table has been updated and they are below the permissible levels for steep slopes.

Other items reviewed, include a traffic report that is in process, a geotechnical report that will be provided with final application, access to utility easements that the applicant has received and will submit, third-party and administrative items that are in process.

*Motion by Mr. Lonchar, second by Mr. Price, to recommend Preliminary Major Land Development approval for the Bank of America subject to the conditions set forth in the December 12, 2019, Lennon, Smith, Souleret Engineering review letter and recommend approval for the request from relief from zoning ordinance section 27-2102.7 regarding maximum light intensity of five footcandles.
All in favor. Motion Carried.*

Chase Bank - Preliminary Major Land Development

Ms. Erin Gogolin of Bohler Engineering represented J.P. Morgan Chase Bank with their request to build a Chase Bank in the Great Southern Shopping Center located on Washington Pike. The location will be near the Texas Roadhouse. The bank will be 3000 square feet, with parking and a drive-up ATM. They plan to add landscaping and water quality inlets in all inlets installed on site which will help with stormwater. The plan as submitted did not have sidewalks located along Washington Pike to which Mr. Wingrove stated that sidewalks will be required or a request for relief will be needed.

Mr. Wingrove reviewed his firm's letter dated December 10, 2019 and noted that like Bank of America, a request for relief of five footcandles will be needed. It was noted that there are some outstanding items remaining including footcandle relief request, sidewalks, stormwater and parking that need further clarification and that it would be best for the applicant to come back before the planning commission after their resubmittal is reviewed by the township engineer.

The Planning Commission tabled this item until their January meeting.

V. MISC.

Mr. Caun gave some updates:

- The Planning Commission reorganization will be voted on at the January meeting.
- Sheetz is moving forward with grading and infrastructure and has not yet gotten their building permit.

VI. ADJOURN

*Motion by Mr. Lonchar, second by Mr. Price, to adjourn meeting at 7:45 pm. All in favor.
Meeting adjourned.*

Kevin Vaughn, Chairman

Tyler Lonchar, Vice-Chairman