

MINUTES
COLLIER TOWNSHIP PLANNING COMMISSION
MUNICIPAL BUILDING
WORKSHOP MEETING
December 6, 2018 7:00 P.M.

I. CALL TO ORDER:

Chairman Kevin Vaughn called the meeting to order at 7:00 p.m.

ROLL CALL:

BOARD

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

STAFF

Bob Caun, Present

II. PUBLIC

None

III. BUSINESS

1. Amalfi Ridge Phase 3 Final Conservation Subdivision

Jim Martin of Gateway Engineers presented the plan. The focus was on the Geotech report. Mike Ahwesh raised concerns about the fill slope behind lot 611 through 615 and also the need for special foundations on several of those lots and other lots in the plan as noted in the GeoTech report. Jim Martin discussed the integration of benches into the fill slopes, and while they would not be visible, the benches would be installed. Lot 616 has been eliminated due to the fill slopes. Doug Price wanted to ensure that any buyers of those lots would be notified that they were built on fill, so the suggestion was made that a note be placed on the recorded plan indicating the need for grade beam foundations on lots 301-308, 501-503 and lot 620. The GeoTech report notes that Homeowners should purchase Mine Subsidence insurance on these lots. Due to the slope of the hill behind Lots 611-615, a waiver of the variable front setback requirement has been requested. Discussion concerning the GeoTech report and slope conditions continued. The Planning Commission would like to see additional oversight on the fill slopes. They suggest the Township hire a Geotech, paid for by the Developer, to inspect during the fill construction. Motion by Price, second by Chidlow, all were in favor: Recommend final approval of Amalfi Ridge Phase 3 Conservation Subdivision application with the following conditions:

1. All items listed in the Township Engineer review letter dated December 5, 2018
2. A note shall be added to the recorded plan listing the lots needing grade beam and/or special foundations as noted in the Geotechnical report.
3. All fill to be consistent with the recommendations of the GeoTech report.
4. A GeoTech Engineer, hired by the Township but for by the applicant, shall be present during grading operations to ensure compliance with the GeoTech report and a report showing compliance be provided from the GeoTech Engineer to the Township prior to the issuance of building permits.
5. The following waivers are recommended for approval:

- a. Waiver of the requirement in Section 910.A of the Stormwater Ordinance requiring 15" minimum storm sewer piping. A waiver is recommended only on private storm sewer sections.
- b. Waiver of the requirement in Section 2006.8 of the Subdivision & Land Development Ordinance requiring variable front yard setbacks. A waiver is recommended for Lots 611-615.

ADJOURN

Mr. Price motioned to adjourn, Mr. Ahwesh seconded, motion carried. Meeting adjourned at 8:05 pm.

Kevin Vaughn, Chairman

Mike Ahwesh, Vice-Chair