

MINUTES

COLLIER TOWNSHIP PLANNING COMMISSION MUNICIPAL BUILDING December 16, 2021, 7:00 P.M. Regular Meeting

I. CALL TO ORDER:

Vice-Chairman Ahwesh called the meeting to order at 7:02 p.m.

ROLL CALL:

BOARD

Gary Adams, Present
Mike Ahwesh, Present
Tom Chidlow, Present
Tyler Lonchar, Present
Kevin Vaughn, Absent

STAFF

Bob Caun, Present
Janet Wank, Present
John Valinsky, LSSE, Present

II. APPROVAL OF MINUTES

Motion was made by Mr Chidlow, second by Mr. Lonchar, and carried unanimously to approve the Minutes of the November 18, 2021, meeting.

III. PUBLIC

No Comments

IV. BUSINESS

Grist House Preliminary Land Development

Mr. Caun stated that the applicant has several variances requests that were submitted to the Zoning Hearing Board and will be heard on December 21st. The Planning Commission cannot act until after the Zoning Hearing Board meeting. Grist House has granted an extension of time for their land development submittal. This item will be tabled for this meeting.

Nicklas Supply Preliminary/Final Land Development

Chris Richardson of Hampton Technical Associates is representing the applicant Manjo Partners/Nicklas Supply with their request to construct a 3,600 square foot addition to an existing structure for a plumbing supply showroom, with an associated parking lot, lighting and stormwater management facilities. The property is located on Mayer Street and is zoned I-1- Industrial District. John Valinsky of LSSE reviewed his firm's letter dated December 7, 2021 and stated that the majority of the open items are either third-party or handled at time of final approval. He did note that the applicant is requesting two waivers. The applicant has requested a waiver to not install sidewalks along Mayer Street and has also requested a waiver to not provide recreational open space within the development.

Mr Richardson stated that due to the steep slope and lack of an existing sidewalk for it to connect to, he believes there is not a need for a sidewalk. With regards to the waiver request for recreation open space, Mr. Richardson stated that the lot is small and not conducive to a recreation open space, so they would like this requirement waived. Mr. Caun stated that there are options available if they cannot do recreation open space. There is a fee-in-lieu or other options that are acceptable opposed to just waiving the recreation open space requirement. Mr. Richardson stated that he just returned from vacation and is filling in at the meeting for a colleague. He is unaware if the owner of the property was made aware of the other options.

Motion to recommend preliminary and final land development approval for Manjo Partners/Nicklas Supply with conditions set forth in the December 7, 2021 LSSE Engineering review letter. Motion by Lonchar, Second by Chidlow, all in favor. Motion carried.

- 1. Motion to recommend approval of the Modification request from the Subdivision Ordinance (SALDO) Section 804 to eliminate the required sidewalks along the frontage of a public and private road. Motion by Lonchar, Second by Ahwesh, all in favor. Motion carried.*
- 2. Modification request from the SALDO Section 808.1.8.4 recreation open space. The applicant is requesting a waiver from the recreation open space requirement. Adams, Chidlow, Ahwesh and Lonchar voted "No". Motion denied.*

Steen Road Partners Text Amendment R4 Zoning

Ryan Wotus and Justin Mandel appeared on behalf of Steen Road Partners with respect to the application that is pending before the planning commission for a proposed text amendment in the R4 Residential/Gateway zoning district. Mr. Wotus stated that they took the comments from the previous planning commission meeting and made the revisions to the proposed draft of the ordinance with respect to the uses that would now be included as permitted uses. These additional permitted uses would include financial institution, brew pub, health club and restaurant. They also added pick up window as an accessory only to a restaurant subject to additional conditions proposed in the draft ordinance.

Motion to recommend approval of the text amendment as received on December 15, 2021. Motion by Chidlow, Second by Lonchar, all in favor. Motion carried.

Misc

Mr. Ahwesh welcomed Gary Adams to the Planning Commission. Mr. Adams is filling the seat vacated by Doug Price.

V. ADJOURN

Motion by Mr. Lonchar, second by Mr. Ahwesh, to adjourn meeting at 7:32 pm. All in favor. Meeting adjourned.

Mike Ahwesh, Vice-Chairman

Tyler Lonchar, Secretary