

MINUTES

COLLIER TOWNSHIP PLANNING COMMISSION MUNICIPAL BUILDING January 16, 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. REORGANIZATION FOR 2020

Chairman Vaughn asked if there were any nominations for Chairman, Vice-Chairman and Secretary.

Motion was made by Mr. Ahwesh, second by Mr. Price, for Kevin Vaughn as Chairman.

Motion was made by Mr. Price, second by Mr. Chidlow, for Mike Ahwesh as Vice-Chairman.

Motion was made by Mr. Vaughn, second by Mr. Price, for Tyler Lonchar as Secretary.

Mr. Vaughn accepted the nomination for Chairman, Mr. Ahwesh accepted the nomination for Vice-Chairman and Mr. Lonchar accepted the nomination for Secretary.

III. APPROVAL OF MINUTES

Motion was made by Mr. Lonchar, second by Mr. Price, and carried unanimously to approve the Minutes of the December 19, 2019 meeting.

IV. PUBLIC

No Comments

V. BUSINESS

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. Ms. Gogolin stated that the plan as submitted in December has not changed much and the comments in LSSE's letter dated January 10, 2020 have been addressed.

Mr. Caun stated that except for two modification requests, most of the items in the LSSE letter have been addressed. The modification requests include footcandles that were discussed at the December meeting and sidewalks. The applicant has asked if they could pay a fee in lieu of instead of installing sidewalks along Washington Pike. Mr. Caun stated that a fee in lieu is not an option in the SALDO and the planning commission could investigate other means like a trail or grant a waiver. The proposed landscaping goes to the curb on Washington Pike. Ms. Gogolin said that they could leave the strip of pavement there, but it might look unfinished or they could try to add a tree or two to the landscaping plan if needed instead of the sidewalk. She said the landscaping would not cause a pedestrian hazard, but if wanted, the access through the existing landscaping could be extended to the parking lot allowing pedestrians a means to avoiding walking through the landscaping.

Motion by Mr. Ahwesh, second by Mr. Price, to recommend Preliminary Major Land Development approval of the Chase Bank plan subject to the conditions set forth in the January 10, 2020, Lennon, Smith, Souleret Engineering review letter and granting of the following modifications:

- 1. A modification to install lighting that produces a light intensity greater than five footcandles as per section §27-2102.7 of the zoning ordinance.*
- 2. A modification to waive the requirements for sidewalks along Washington Pike.*

All in favor. Motion Carried.

O'Patchen Plan of lots

Mr. Caun stated that plan is mostly in South Fayette Township, with a very small portion in Collier Township. Collier Township ordinance does not mention the allowance of a note on the plan giving approval. Shawn Wingrove, of Lennon, Smith, Souleret Engineering, reviewed his firm's letter dated December 31, 2019 and noted the only open issue would be the required sewage planning module. He believes the applicant has that in process with South Fayette Township. Collier Township would have to confirm this prior to signing the plan for recording. The plan has been already been approved by South Fayette Township.

Motion by Mr. Price, second by Mr. Lonchar, to recommend approval of the O'Patchen Plan of lots subject to the conditions set forth in the December 31, 2019, Lennon, Smith, Souleret Engineering review letter. All in favor. Motion Carried.

VI. ADJOURN

Motion by Mr. Lonchar, second by Mr. Chidlow, to adjourn meeting at 7:22 pm. All in favor. Meeting adjourned.

Kevin Vaughn, Chairman

Tyler Lonchar, Secretary