

# MINUTES

## COLLIER TOWNSHIP PLANNING COMMISSION

### MUNICIPAL BUILDING

January 17, 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, Present  
Mike Ahwesh, Present  
Doug Price, Present  
Kevin Vaughn, Present  
Tyler Lonchar, Present

##### STAFF

Bob Caun, Present  
Janet Wank, Present  
Shawn Wingrove, LSSE - Present

#### II. REORGANIZATION FOR 2019

Chairman Vaughn asked if there were any nominations for Chairman, Vice-Chairman and Secretary. Motion was made by Mr. Chidlow, second by Mr. Price, for Kevin Vaughn as Chairman, Mike Ahwesh for Vice-Chairman and Tyler Lonchar for Secretary. There were no other nominations and motion carried unanimously. 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. Ahwesh, second by Mr. Chidlow, and carried unanimously to approve the Minutes of the December 20, 2018 meeting.*

#### IV. PUBLIC

No Comments

#### V. BUSINESS

##### Nevillewood Wellness Center – Preliminary Land Development

Greg Banner of Key Environmental, Kerry Solomon of DLA Architecture and George Thomas of The Club at Nevillewood, represented The Club at Nevillewood. The applicant would like to build a wellness center as an addition to the existing clubhouse. Mr. Banner stated that the proposed site is on a parcel of 31.6 acres, will be two stories and approximately 7,200 square feet. The upper level will be level with the pool deck and the lower level will be 14' below. They anticipate excavating approximately 1000 cubic yards of dirt for the center. Inside the wellness center will be exercise stations, massage room, golf simulator and some offices. It will be developed in one phase. Items discussed in detail included:

Stormwater management – The applicant has submitted a request for modification for stormwater management asking that the stormwater management requirement be eliminated. With the removal of a cart path, they will have 2,300 net square feet of new impervious area. The lake is used as a source for irrigation and they'd like to capture as much water as possible for that purpose. It was discussed if the pond is currently designed as a stormwater detention pond and whether it can handle the 2300 net square feet of impervious area. They do not have information from when the pond was installed. It was decided that the applicant would meet stormwater management requirements with either a sump or tank. Mr. Wingrove stated that if there are calculations to support the sump or tank, their suggested plan would work.

Off-street parking and traffic study – the clubhouse/course now has a net of 247 parking spaces. They have not done a tabulation of required parking spaces based on parking ratios because they have not been able to find an appropriate ITE category to match their uses. Mr. Wingrove asked if they can provide documentation noting that they will be below 100 new trips per day. If over, then a waiver will be needed.

Erosion & Sedimentation Control plan – they have a simple E & S plan that is essentially the length of a compost filler sock. Because of its simplicity, they are asking for a waiver for the plan not to be reviewed by the Allegheny County Conservation District.

Sewage – there will be a slight increase in sewage generation from both the wellness center and golf operations center. They have put together a sewage facilities planning module and will submit to the DEP.

Utilities – they will tie into existing utilities and ask that copies of bills be sufficient instead of availability letters from the utilities. After some discussion, Mr. Banner will obtain letters of availability from utility companies.

Site lighting – has not yet been designed but will be both aesthetic as well as provide security. Lighting will meet the maximum allowable foot candles and there will not be spillover to neighbor properties. They will submit a lighting plan prior to the next planning commission meeting.

Landscaping – they do not have an exact plan yet but have submitted one that will meet Township ordinance. Additional trees and shrubs will be added in addition to what is required.

Boundary survey – being that the site is over 31 acres, they had the wellness center area surveyed, but they have not done a boundary survey of the entire parcel. They are asking for a waiver requiring the entire boundary of parcel be surveyed.

*Motion by Tom Chidlow, second by Mike Ahwesh, to recommend Preliminary Land Development approval of The Club at Nevillewood Wellness Center. plan subject to the conditions set forth in the January 7, 2019, Lennon, Smith, Souleret Engineering review letter and granting of the following waivers:*

- 1. Waiver to eliminate the submittal to the Allegheny County Conservation District is approved.*
- 2. Waiver to eliminate the requirement for the entire boundary of the parcel be surveyed.*

*All in favor. Motion Carried.*

**VI. ADJOURN**

*Motion by Mr. Lonchar, second by Mr. Price, to adjourn meeting at 8:08 pm. All in favor.  
Meeting adjourned.*

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Kevin Vaughn, Chairman

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Tyler Lonchar, Secretary