

MINUTES

COLLIER TOWNSHIP PLANNING COMMISSION MUNICIPAL BUILDING JANUARY 18, 2018 7:00 P.M. Regular Meeting

I. CALL TO ORDER:

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

ROLL CALL:

BOARD

Tom Chidlow, Present
Mike Ahwesh, Present
Kevin Smay, Present
Doug Price, Present
Kevin Vaughn, Present

STAFF

Bob Caun, Present
Janet Wank, Present
Kevin Brett, LSSE - Present

II. REORGANIZATION FOR 2018

Chairman Chidlow asked if there were any nominations for Chairman, Vice-Chairman and Secretary. Motion was made by Mr. Price, second by Mr. Ahwesh, for Kevin Vaughn as Chairman, Mike Ahwesh for Vice-Chairman and Kevin Smay 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. Smay accepted the nomination for Secretary.

III. APPROVAL OF MINUTES

Motion was made by Mr. Price, second by Mr. Chidlow, and carried unanimously to approve the Minutes of the November 16, 2017 meeting.

IV. PUBLIC

No Comments

V. BUSINESS

Mondine Subdivision

Keith Straight of T3 Global Strategies represented the applicant, Richard & Deborah Mondine. He noted that the applicant would like to subdivide an existing farmhouse and farm per the stipulations of the final will of Frank Mondine. The farm will be used for agricultural purposes. Mr. Brett reviewed his firms' letter dated January 18, 2018 and noted the plan as submitted will conform to the Township's SALDO and Zoning

Ordinance. He did state that a planning module will be needed prior to execution of the recording plan by the Township. Mr. Caun noted that Allegheny County will not record the plan without a planning module or a non-building waiver that will need to be submitted to DEP and then to the Township.

Motion by Tom Chidlow, second by Kevin Smay, to recommend approval of the Mondine Subdivision subject to the conditions set forth in the January 18, 2018, Lennon, Smith, Souleret Engineering review letter. All in favor. Motion Carried.

Misc.

Bob Caun gave the Planning Commission a status on the active and recently completed residential and commercial developments within the Township.

Mr. Caun stated that at their most recent meeting, the Board of Commissioners approved the Preliminary Amalfi Ridge Phase 3 Revision and Final Gregg Station Residential Conservation. Mr. Caun noted that the BOC granted the Gregg Station Residential developer's waiver request for the fee-in-lieu in the amount of \$108,800. Craig Cozza, the developer, hopes to work with the Allegheny Land Trust Group towards improvements to the trails and Panhandle Trail and will track all associated costs. If not used, the fee-in-lieu or any remaining amount of fee will be paid to the Township to be used in the Park. Collier Township will meet with Mr. Cozza to obtain a more definitive idea as to how he plans to use the fee-in-lieu. Mr. Brett states that he has concerns with regards to the details of the plan and further review will be needed.

Both Mr. Brett and Mr. Caun noted that it had been mentioned that the Conservation Subdivision Ordinance needs reviewed and perhaps revised. Mr. Caun stated that if the Planning Commission is amenable, this can be done during workshop meetings. Mr. Brett believes they can keep the intent of the ordinance but some tweaking would help.

Mr. Caun stated that the Planning Commission gives an annual report to the BOC and Janet Wank will do the 2017 report and submit to the Planning Commission for their review and approval. Mr. Chidlow requested that their denied request for design standard review be included in the report.

Mr. Caun also noted that he has suggestions of unclear definitions and uses that could be changed in the zoning ordinance

Mr. Chidlow welcomed new BOC Dawn Williams-Zabicki who is the chair of the planning and land use committee. She looks forward to working with the planning commission to relay and convey their opinions, recommendations and considerations to the other BOC members.

VI. ADJOURN

Motion by Mr. Chidlow, second by Mr. Ahwesh, to adjourn meeting at 7:35 pm. All in favor. Meeting adjourned.

Kevin Vaughn, Chairman

Kevin Smay, Secretary