

MINUTES

COLLIER TOWNSHIP PLANNING COMMISSION ONLINE VIA WEBINAR July 16, 2020 7:00 P.M. Regular Meeting

I. CALL TO ORDER:

Chairman Vaughn called the meeting to order at 7:07 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

II. APPROVAL OF MINUTES

Motion was made by Mr. Price, second by Mr. Lonchar, and carried unanimously to approve the Minutes of the June 18, 2020 meeting.

III. PUBLIC

No Comments

IV. BUSINESS

PZ Southern Limited Partnership Minor Subdivision – Chase Bank

Mr. Caun stated that this item has been tabled. There has been some discussion between the Township engineer and Chase Bank regarding lot lines. Some revisions will be needed, and the plan may change. This will be heard at the August meeting.

C. Hackett Holdings Rezoning application

Mr. Caun stated that the applicant is requesting rezoning at Site 62 which is the area currently owned by Cozza Enterprises above Nevilleside. Mr. Hackett is requesting the property that is currently zoned R-2A Suburban Residential PRD District be changed to B-4 Commercial and Light Industrial District. The zoning was changed to R-2A several years ago at the request of Craig Cozza of Cozza Enterprises.

Mr. Hackett stated that his business is currently in Bridgeville and it does towing, body work and some mechanics. He stated that there would not be a lot of traffic and the location is far from any residential properties. He also spoke with neighbors of the site and had received their support. He additionally would like to build his future home on the property in the coming years. Mr. Caun noted that the B-4 district does not allow single family dwellings and

he would have to seek a variance request. Mr. Caun said if the rezoning were to go forward, any of the uses currently allowable in the B-4 District would be allowed at this site.

Mr. Chidlow inquired why this did not go before the Zoning Hearing Board instead to which Mr. Caun replied that a use variance is not proper procedure for this type of request.

Mr. Price inquired about they type of work and traffic to and from the site. Mr. Hackett said most of the work would be on company vehicles and some clients. They also handle limited collision on high-end cars. Mr. Price asked why Mr. Hackett would want to put a commercial and light industrial business in the middle of a residential district, to which Mr. Hackett replied that the business would not be near residential, but up on the hill. Mr. Price state that this area was zoned residential after community input and at Mr. Cozza's request. Mr. Price has concerns as to what would be allowed if the zoning were changed.

Mr. Caun stated that another issue is whether this would be considered spot zoning. He has inquired with the township solicitor and is awaiting a response.

Motion by Mr. Chidlow, second by Mr. Lonchar to deny applicant's request to rezone the parcel of land that is currently R-2A to B-4. All in favor. Motion Carried. Request has been denied.

Mr. Caun stated that this will be sent to the Board of Commissioners and a public hearing will be required at a future date to be determined by the BOC.

V. ADJOURN

Motion by Mr. Vaughn, second by Mr. Lonchar, to adjourn meeting at 7:30 pm. All in favor. Meeting adjourned.

Kevin Vaughn, Chairman

Tyler Lonchar, Secretary