

MINUTES

COLLIER TOWNSHIP PLANNING COMMISSION ONLINE VIA WEBINAR June 18, 2020 7:00 P.M. Regular Meeting

I. CALL TO ORDER:

Chairman Vaughn called the meeting to order at 7:09 p.m.

ROLL CALL:

BOARD

Mike Ahwesh, Present
Tom Chidlow, Absent
Tyler Lonchar, Present
Doug Price, Present
Kevin Vaughn, Present

STAFF

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

II. APPROVAL OF MINUTES

Motion was made by Mr. Lonchar, second by Mr. Price, and carried unanimously to approve the Minutes of the May 21, 2020 meeting.

III. PUBLIC

Emailed comments from Christina Bergonzi were read into the meeting by Bob Caun. Her comments area: My husband, Michalel, and I own a home next to the property on Ridge Road that will be a topic of discussion in tomorrow's meeting. We'd like to submit the below questions to be addressed:

1. Will construction be limited to certain hours in order to avoid disturbing the peace for neighbors?
2. Will anything be done to Ridge Road to accommodate for increased traffic?
3. What are the tentative dates to start and complete this project? How long will this take?
4. Will pest control be provided to neighboring homes and businesses for the expected movement/increase in pests when cutting down such a substantial amount of trees?
5. How far will the constructed homes be from the adjoining properties?

Bob Caun replied that construction hours are 7:00 am to 9:00 PM. And that the Traffic Study did not show the need for road improvements.

Mike Wetzel commented that dates for construction are not set yet. Pest control will not be provided and a 75 foot buffer is shown at the property line.

IV. BUSINESS

Legacy Homes LP Tentative PRD

Mike Wetzel of Victor, Wetzel & Associates represented Legacy Homes with their request to build 111 townhome units located along Ridge Road. This has been revised from the 122 proposed at the last meeting in response to the Planning Commissions comments. He noted that last Fall, they had received approval for a PEDD overlay district along Ridge Road. The

site is 22 acres in size and will have two access points with the main access creating an entire loop. There will be 7.2 acres of open space. There will be trails through the plan and one that that will loop to Miller Drive.

Mr. Wetzel, reviewed the modification requests that Legacy Homes is requesting, and they are:

1. Sidewalks along the frontage of existing streets – They are requesting a modification not to construct a sidewalk along the frontage of Ridge Road. Mr. Wetzel said that high cuts and utility poles along Ridge Road are an issue and there are no other sidewalks along Ridge Road. They will be providing trails through the plan that go to Miller Drive which will lead to McMichael Road. Mr. Price stated the need for a sidewalk to allow pedestrians safer travel along Ridge road, the other Planning Commissioners were in agreement.
2. Townhouse units shall be no more than 2-1/2 stories in height – They are requesting a modification to allow a 3-story townhouse building. Mr. Wetzel questioned the definition of townhouse and the allowable use in the PEDD district. Mr. Caun stated that this is a typical townhouse unit and this is more about the definition of “story”. The language in the approval should be clear that the lowest level primarily containing a garage with two living levels above.
3. Minimum front yard setback – They are requesting a modification to provide a 15’ front setback along the side of Building 18A near the CBU area, and to provide a range between 20’ to 38’ variable front yard setback elsewhere.
4. Distance between buildings – They are requesting a modification to provide a variable distance with a minimum distance of 30’.
5. Steep slope controls 15% to 25% slopes – They are requesting a modification to disturb 76% of the existing slopes. This is due to past strip-mining activities that have not been restored. They have a geotechnical report to support their request. Mr. Wingrove stated that a geotechnical report does support his request.
6. Steep slope controls 25% to 40% slopes – They are requesting a modification to disturb 61% of the existing slopes. Same circumstances as request #7. Mr. Wingrove stated that they have a reasonable hardship request, and the small acreage disturbed should not be an issue.
7. Off-street Parking Design: The applicant is requesting a modification to allow parking in the street right-of-way of not more than 13’.

Motion: Consider action to grant tentative PRD approval of Legacy PRD to Legacy Development, LP. With the condition of the June 15, 2020 LSSE review letter.

Motion by Lonchar, second by Ahwesh to recommend approval.

a. The following modifications have been requested:

- i. Section 22-804.2, Sidewalks: The applicant requests to not install sidewalks along the frontage of Ridge Road.

Motion by Ahwesh, second by Lonchar to recommend Denial of this request.

- ii. Section 27-202. Definition of Dwelling Types: The applicant requests to construct a 3 story Townhouse building, with the lowest level primarily containing a garage with two living levels above.
Motion by Ahwesh, second by Lonchar to recommend approval.
- iii. Section 27-1603.7 Minimum Front Yard Setback. The applicant requests to provide a front yard setback of 15' along the side of Building 18A near the CBU area and to provide a range between 20' to 38' variable front yard setback elsewhere instead of the 25' front yard setback required by Ordinance.
Motion by Ahwesh, second by Lonchar to recommend approval.
- iv. Section 27-1803.10 Distance Between Buildings. The applicant requests to provide a variable distance with a minimum distance between buildings of 30' instead of the 40' minimum distance between buildings required by Ordinance.
Motion by Ahwesh, second by Lonchar to recommend approval. Mr. Price voted against the request. Motion to approve carries.
- v. Section 27-2111.2.A – Steep Slope Controls. The applicant is requesting to disturb 76% of the 15% to 25% slopes instead of the Ordinance requirement that there be no more than 50% disturbance of the 15% to 25% slopes.
Motion by Ahwesh, second by Lonchar to recommend approval.
- vi. Section 27-2111.2.A – Steep Slope Controls. The applicant is requesting to disturb 61% of the 25% to 40% slopes instead of the Ordinance requirement that there be no more than 25% disturbance of the 25% to 40% slopes.
Motion by Ahwesh, second by Lonchar to recommend approval.
- vii. Section 27-2203.1.C – Off Street Parking Design. The applicant is requesting a modification to allow visitor parking spaces within 13' of the public right-of-way.
Motion by Ahwesh, second by Lonchar to recommend approval.

ADJOURN

*Motion by Mr. Vaughn, second by Mr. Price, to adjourn meeting at 9:27 pm. All in favor.
Meeting adjourned.*

Kevin Vaughn, Chairman

Mike Ahwesh, Vice- Chairman