

# MINUTES

## COLLIER TOWNSHIP PLANNING COMMISSION ONLINE VIA WEBINAR May 21, 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, Present  
Tyler Lonchar, Absent  
Doug Price, Present  
Kevin Vaughn, Present

#### STAFF

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

### II. APPROVAL OF MINUTES

*Motion was made by Mr. Ahwesh, second by Mr. Price, and carried unanimously to approve the Minutes of the April 16, 2020 meeting.*

### III. PUBLIC

No Comments

### IV. BUSINESS

#### **Bank of America – Final Major Land Development**

Ryan Mastowski of RETTEW Associates discussed CBRE's plan to build a bank in the former Pizza Hut location on Washington Pike. The applicant had previously received preliminary land development approval.

Shawn Wingrove of Lennon, Smith, Souleret Engineering reviewed his firm's letter dated May 8, 2020 and stated that the plan as submitted does conform to the Township's zoning and SALDO ordinance. He noted that most of the stormwater was handled and approved during preliminary approval and further clarification is needed as to how the 2-year volume is to be permanently removed from the site. Mr. Mastowski stated that they have made the changes and he will work with Shawn Wingrove to verify that all information meets the ordinance requirements of the 72-hour mark for BMP dewater.

*Motion by Mr. Price, second by Mr. Chidlow to recommend approval of final major land development to CBRE/Bank of America with conditions set forth in the May 8, 2020 Lennon, Smith, Souleret Engineering review letter. All in favor. Motion Carried.*

### **Legacy Homes LP Tentative PRD**

Mike Wetzel of Victor, Wetzel & Associates represented Legacy Homes with their request to build 122 townhome units located along Ridge Road. 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. A tree study was done, and 422 trees are to be mitigated, of which they are able to mitigate 298 trees and are asking to pay a fee-in-lieu-of for the remaining trees.

With exception of the nine modification requests, Shawn Wingrove reviewed his firm's letter dated May 14, 2020. He stated that interpretation is needed regarding required parking spaces. The applicant has four spaces per unit which include the two garage spaces and discussion ensued regarding visitor parking spaces. Other items mentioned were lighting, traffic study, points of access, stormwater management and downstream impact. Mr. Wetzel stated that a traffic report update was submitted on May 13<sup>th</sup> and addresses the traffic study items that Mr. Wingrove mentioned.

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

1. Sidewalks on both sides of streets –They are requesting a modification to allow a sidewalk on one side of the street where there are no units along the entry road. Mr. Price inquired what the hardship is for only wanting to install a sidewalk on one side of the road. No hardship was noted and the planning commission as a group feels the sidewalk should be installed.
2. 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.
3. Townhouse units shall contain no more than five dwelling units – They are requesting a modification to allow 7 building structures to have 6-dwelling units. Mr. Wetzel stated that Centennial Pointe a neighboring plan has townhouse buildings of six units. Mr. Chidlow stated that was approved prior to the comprehensive plan and the planning commission is trying to follow the intent of the comprehensive plan. Mr. Chidlow inquired if the applicant tried to lay out the plan with 5-unit townhouse buildings and what the hardship is. Mr. Wetzel stated that they had tried and that they are limited due to frontage and density issues. There was discussion about their change in total units from 110 to 122 and if that impacted the modification request.
4. 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.

5. Minimum front yard setback – They are requesting a modification to provide a range between 15’ to 30’ variable front yard setback. Mr. Chidlow questioned the intent of the variable setback. His belief that a variable setback was for neighboring buildings to have staggered setbacks. The Legacy Plan has the same footage setback in consecutive townhome buildings. Mr. Price stated that the staggering should begin at the mandated setback. Mr. Wetzel will investigate how they can stagger the buildings so that there will not be two setbacks of the same footage next to each other. Mr. Ahwesh does not believe that 15’ setback is not big enough.
6. Distance between buildings – They are requesting a modification to provide a variable distance with a minimum distance from 40’ to 20’. The planning commission stated that there are too many buildings that are to be spaced at 20’ and that the stated average of 67’ is misconceiving.
7. Steep slope controls 15% to 25% slopes – They are requesting a modification to disturb 75% 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.
8. 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.
9. Grading – 2:1 cut/fill slopes with vegetate bench – They are requesting a modification to allow minimal acres of 2:1 slopes without vegetate bench. Mr. Wetzel state that it will be minimal areas that that total 130’ in length and the maximum fill slope is 34’. They do have a geotechnical report that supports their request. Mr. Wingrove asked if the benches could be installed to which Mr. Wetzel, stated that more trees would be impacted if they had to install the bench.

Mr. Ahwesh inquired about visitor parking and the parking issue that will ensue if someone has a party. Mr. Wetzel stated that when they are revising the plans, they will see if more parking can be added. Mr. Wetzel will revise plans based on the planning commission’s comments and they will again discuss at their June meeting.

#### **Discussion on “Event Facility” proposed amendment**

Mr. Caun stated that he received inquiries regarding event facilities in the township. He put together some criteria for the planning commission to discuss. The planning commission will review the criteria Mr. Caun sent them and will discuss in further detail at future workshop meetings.

**V. ADJOURN**

*Motion by Mr. Vaughn, second by Mr. Price, to adjourn meeting at 8:57 pm. All in favor.  
Meeting adjourned.*

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Kevin Vaughn, Chairman

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Mike Ahwesh, Vice- Chairman c