

MINUTES

COLLIER TOWNSHIP PLANNING COMMISSION MUNICIPAL BUILDING November 18, 2021, 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

Mike Ahwesh, Present
Tom Chidlow, Present
Tyler Lonchar, Present
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 October 21, 2021, meeting.

III. PUBLIC

No Comments

IV. BUSINESS

Grist House Preliminary Land Development

Mr. Caun stated that the applicant has some variances requests that were submitted to the Zoning Hearing Board and have granted an extension of time for their land development submittal. This item will be tabled for this meeting.

Creekside Meadows Final Land Development

Maronda Homes is requesting to build 49 single family homes on 42.94 acres located at the intersection of Steen Hollow Road and Thoms Run Road and was granted several variances from the Zoning Hearing Board.

Representing Maronda Homes, Alberto Jarquin of Gateway Engineers stated that they received preliminary approval from the Planning Commission and Board of Commissioners in September, and they are before the Planning Commission requesting final land development approval. He stated that no changes were made to the plans from what was previously approved for preliminary land development. They have responded to the November 11, 2021, LSSE review letter and the only items remaining are administrative. They have submitted to the Allegheny County Conservation District for the NPDES permit as well as to the state for

HOP permits and DEP for the planning module. They are awaiting replies from all these entities.

Shawn Wingrove reviewed his firm's letter dated November 18, 2021 and stated technical comments have been resolved and that the majority of the comments are third-party or administrative. He noted the conservation easement for the Greenway Land will need to be done as part of the Community Association Document in the developer's agreement. Mr. Wingrove noted that the applicant has requested to do the fee-in-lieu of for the recreation open space and tree replacement.

Mr. Chidlow stated that the Planning Commission had previously denied two modification requests by the applicant during preliminary approval. The planning commission had denied waiver requests by the applicant to not require sidewalks along the frontages on Steen Hollow and Thoms Run Roads and a waiver request not to require an emergency access. The Board of Commissioners granted these waiver requests.

Motion to recommend final approval of Creekside Meadows Residential Conservation Subdivision with conditions of addressing the items in the November 18, 2021 LSSE Engineering review letter and all fee-in-lieu payments to be made prior to the issuance of the first building permit. Motion by Lonchar, Second by Price. Vaughn and Ahwesh voted yes, Chidlow voted no. By a vote of 4 -1, Motion carried.

Nicklas Supply Preliminary/Final Land Development

Tom Taylor of Hampton Technical Associates is representing the applicant Manjo Partners/Nicklas Supply with their request to construct a 3,600 square foot addition to an existing structure for a plumbing supply showroom, with an associated parking lot, lighting and stormwater management facilities. The property is located on Mayer Street and is zoned I-1- Industrial District. Mr. Taylor stated that they will be submitting waivers in writing as well as revised land development plans in response to the November 9, 2021 LSSE review letter.

Shawn Wingrove stated that his firm has not yet received the revised plans. The Planning Commission will table item for this meeting and will discuss once revised plans are received and reviewed by LSSE.

Steen Road Partners Text Amendment R4 Zoning

Ryan Wotus and Justin Mandel appeared on behalf of Steen Road Partners with respect to the application that is pending before the planning commission for a proposed text amendment in the R4 Residential/Gateway zoning district. They would also like to propose some additional uses from other zoning districts, notably a brewpub, microbrewery, health club and a restaurant that is not fast food or sit-down. Mr. Wotus stated that upon reviewing the ACED comment letter, they would like to discuss added uses to the R-4.

There was lengthy discussion on whether to allow the additional proposed uses and whether they should be permitted uses, conditional uses, use by special exception or not an allowed use. Mr. Chidlow inquired about use by special exception to which Mr. Caun stated that use by special exception goes before the Zoning Hearing Board. It was discussed if use by special exception should be consistent in the B-1 and R-4 zoning districts and moving car wash from a special exception in the B-1 to a conditional use.

Steen Road Partners will rewrite the amendment to include financial institution, brewpub, health club and restaurant as permitted uses with carwash as a conditional use. and will submit to Township to be discussed further at the next meeting.

Misc

Mr. Price stated he is resigning from the Planning Commission, and this will be his last meeting. He will be moving out of Collier Township. He thanked everyone on the board and staff and stated that it was a pleasure to work with every one of them.

V. ADJOURN

*Motion by Mr. Price, second by Mr. Vaughn, to adjourn meeting at 8:17 pm. All in favor.
Meeting adjourned.*

Kevin Vaughn, Chairman

Tyler Lonchar, Secretary