

MINUTES

COLLIER TOWNSHIP PLANNING COMMISSION ONLINE VIA WEBINAR November 19, 2020 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, 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 October 15, 2020 meeting.

III. PUBLIC

No Comments

IV. BUSINESS

Legacy Development Final PRD Application

Mr. Caun stated that Legacy Homes requested to be tabled for this meeting so that they can address items in the Township engineer's comment letter.

Creekside Meadows Conservation Subdivision - Preliminary

Jim Martin of Gateway Engineers represented Maronda Homes and stated that Maronda Homes is proposing to build 50 single family homes on approximately 42 acres. The site is located at the intersection of Steen Hollow and Thoms Run Roads with twenty-two of the acres open space greenway. The topography on the site was a challenge namely trying to reach the better portion of the site. There will be a fairly flat portion of the site that will be used as open space. There are large steep slopes with only one area with adequate site distance to put an entrance. Due to these issues, Maronda Homes is requesting variances and modifications.

Mr. Martin stated that conservation subdivision allows up to 56 units on the site, but they limited it to 50 units. They are requesting variances on:

- Slope impact – they are over most of the numbers regarding slopes
- Relief from minimum greenway land required – the requirement is 26.3 acres for this site, and they are proposing 22 acres

- Reduce setback of 100' from pastured land to 50'.

Mr. Caun stated that the variance will go before the Zoning Hearing Board on December 15th and if the Planning Commission has any comments, they can either attend the meeting or email comments to him to read into the minutes.

Maronda Homes is requesting modifications

- Not to install slope benches every 20 vertical feet
- A waiver to allow grading within setback along Steen Hollow Road
- A modification not to provide sidewalks along Steen Hollow and Thoms Run Roads
- A modification not to provide a dedicated emergency access

Mr. Martin stated that Presto Fire Chief, Dan Wauthier would support providing a wider entry road of 30', instead of 24', in lieu of an emergency access.

Mr. Ahwesh inquired if there will be sidewalks within the plan to which Mr. Martin replied that there will be sidewalks within the plan.

Mr. Price is concerned about the steep slope and water issues. He also stated that not every piece of property needs to be developed and waiver and modifications should not be granted without strict scrutiny. The Planning Commission tries to plan with some consistency, and he is wary of all the modifications.

Mr. Chidlow would like to get the Zoning Hearing Board items closed out and would like more information regarding the egress before making any preliminary recommendations. Mr. Caun stated that he did speak with Dan Wauthier and Mr. Wauthier did state that he would support removing the emergency access and widening the entry road, but Mr Caun stated that he cannot speak for Mr. Wauthier, and suggested that Mr. Wauthier represent the fire department at a planning commission meeting to recommend waiving the emergency access ordinance.

This will be discussed further at the next Planning Commission meeting.

Proposed Zoning Ordinance Amendment – Directional signage

Mr. Caun stated that single non-residential buildings such as Chase bank or food drive-thru's use directional signage for entrance, exit, drive-thru signs. He suggests changing the ordinance to allow directional signage on non-residential lots regardless of the number buildings on the lot. Signage is already controlled under the zoning ordinance. He also noted that ground signs in the B-1 District cannot be internally illuminated. The planning commission discussed the ordinance and made some minor changes to the proposed ordinance. Mr. Caun will send these comments to Chuck Means to revise the Planning Commission can review at their next meeting.

V. ADJOURN

*Motion by Mr. Price, second by Mr. Chidlow, to adjourn meeting at 7:47 pm. All in favor.
Meeting adjourned.*

Kevin Vaughn, Chairman

Mike Ahwesh, Vice-Chairman