

MINUTES

COLLIER TOWNSHIP PLANNING COMMISSION MUNICIPAL BUILDING

November 21, 2019 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

Tom Chidlow, Present
Mike Ahwesh, Present
Doug Price, Present
Kevin Vaughn, Present
Tyler Lonchar, 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. Chidlow, and carried unanimously to approve the Minutes of the October 17, 2019 meeting.

III. PUBLIC

John King of 1 Summer Drive inquired if Sheetz can start construction without the traffic signals. Mr. Caun replied that before Sheetz can open, the traffic improvements must be installed and functional. Mr. Caun said that Sheetz currently has a grading permit that allows them to flatten the property and install their infrastructure. The next step will be the actual building permit, but Sheetz does not want the store ready until the traffic improvements are made.

IV. BUSINESS

Leslie Road Associates – Proposed PEDD text amendment

Steven Victor of Victor Wetzel Associates represented Leslie Road Associates. The proposed text amendment for an overlay district in the PEDD. Mr. Caun stated that the Board of Commissioners has scheduled a public hearing for December 9th at 6:15pm and notices have been sent to residents in the affected area and the area will be posted in the next week. Allegheny County reviewed the latest revision and had no comment.

Motion by Mr. Lonchar, second by Mr. Chidlow, to consider action to recommend approval of the proposed PEDD Text Amendment. All in favor. Motion carried.

Steen Road Partners Preliminary & Final Major Land Development application

Shawn Naylor from Red Swing Group represented the applicant and stated that the applicant is proposing a sit-down restaurant next to the Sheetz. It will be a one-story 6,400 square foot

building that is currently an old warehouse type facility. Portions of the building will be demolished. From previous discussions with the Planning Commission, an additional ADA parking space was added along with the addition of a recreational area that meets with the Township ordinance to be accessible from a local road.

Mr. Vaughn inquired about the number of parking spots to which Mr. Naylor said there were 78 parking spaces that are shared with an existing office building. Mr. Naylor stated that they do not yet have a complete design for the restaurant, so they based the parking calculation on the assumed percentage of dining space which would be 60%. The remaining 40% would be kitchen and non-public use spaces. Mr. Caun stated that seating is based on square feet which is one parking space for every 75 square feet of net floor area.

Shawn Wingrove reviewed his firm's letter dated November 18, 2019 and noted that a majority of the comments are mainly administrative or third-party and would be handled after approval. Mr. Wingrove stated that there was a stormwater management technical comment regarding the basis to value of conveyance calculations. Since the review letter, Red Swing did submit some supplemental information that his firm did a preliminary review of and are now satisfied with this information.

Mr. Price inquired about the recreational open space that Mr. Naylor had previously mentioned. Mr. Naylor stated that it is a square foot percentage that the ordinance requires for a commercial use in a residential area. It will just be an open grassy area without any amenities.

Motion by Mr. Price, second by Mr. Lonchar, to recommend approval of Steen Road Partners Preliminary and Final Major Land Development application subject to the conditions set forth in the November 18, 2019, Lennon, Smith, Souleret Engineering review.

All in favor. Motion Carried.

Bank of America Preliminary Major Land Development

Mr. Caun stated that Bank of America is proposing to build a bank at 1112 Washington Pike which is currently a Pizza Hut. The applicant did receive a variance from the Zoning Hearing Board for a side yard setback of 9'. Ed Fink of Rettew Associates is representing CBRE in their plan to construct the Bank of America. CBRE plans to demolish the Pizza Hut which is currently 2,700 square feet and to build the bank which would be 3,500 square feet. Mr. Fink stated that a lease has not yet been signed and they anticipate an August 2020 opening. Mr. Wingrove stated that his firm's letter dated November 11, 2019 is comprehensive and that he had a phone conversation with Mr. Fink to review some of the comments to ensure that Rettew & Associates was on the right path.

Mr. Wingrove reviewed some of the areas that need more specific information, these include lighting, drive-thru lane stacking, steep slope disturbance, stormwater management. Mr. Wingrove noted that clarifications and supplemental information is needed for a cleaner review letter.

Mr. Chidlow asked about parking within 10 feet and if it should be a variance request. Mr. Wingrove stated that the applicant is going to try to demonstrate that it is existing non-conformance. Mr. Caun said that until it is reviewed and discussed, a decision cannot be made.

Mr. Price inquired about signage. Mr. Rettew stated that there will be a sign on the building and either a monument or pylon sign in the parking lot.

Mr. Ahwesh asked where the stormwater would go, and Mr. Fink stated that the stormwater would go underground into three 36” parallel pipes surrounded by stone. It is an underground detention system.

The Planning Commission tabled this item until their December meeting.

V. PUBLIC

Robert and Rochelle Hufnagel of 7 Miller Drive are concerned that a development company wants to use the road that goes through the middle of their property. Mr. Caun stated that Miller Drive backs up to the property where the townhouses in the proposed PEDD overlay district will be. The developer is looking at Miller Drive as a potential emergency access to meet the ordinance, and since it is a private road, they are reaching out to the homeowners for some type of agreement. Since Mr. Hufnagel owns on both sides of road, they need an agreement with them. Ms. Hufnagel stated that the development company also offered to buy a parcel of land that she owns adjacent to their residence. Mr. Caun noted that before the developer can come before the planning commission for land development on the potential townhouse development, an agreement would have to be worked out with the Hufnagel’s. Mr. Caun stated that the Hufnagel’s should attend the public hearing on December 9th.

VI. MISC.

Mr. Caun stated that Chase Bank will be before the planning commission in December for a Chase Bank that will be located on Washington Pike.

Rick Stambrosky the developer of Settlers Pointe is requesting to eliminate the walking path along McMichael Road. One reason for the request is that one side of the path sits 20’ higher than the roadway. In lieu of the walking path, Mr. Stambrosky is proposing a trail to Settlers Cabin Park. Mr. Stambrosky is would like to meet with the planning commission to discuss this at a future meeting.

VII. ADJOURN

*Motion by Mr. Lonchar, second by Mr. Price, to adjourn meeting at 7:49 pm. All in favor.
Meeting adjourned.*

Kevin Vaughn, Chairman

Tyler Lonchar, Vice-Chairman