

MINUTES

COLLIER TOWNSHIP PLANNING COMMISSION

MUNICIPAL BUILDING

October 17, 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, Absent
Mike Ahwesh, Present
Doug Price, Present
Kevin Vaughn, Present
Tyler Lonchar, Present

STAFF

Bob Caun, Present
Janet Wank, Present

II. APPROVAL OF MINUTES

Motion was made by Mr. Ahwesh, second by Lonchar, and carried unanimously to approve the Minutes of the September 19, 2019 meeting.

III. PUBLIC

No Comments

IV. BUSINESS

Leslie Road Associates – Proposed PEDD text amendment

Steven Victor of Victor Wetzel Associates discussed the proposed text amendment for an overlay district in the PEDD. The Planning Commission was awaiting the response letter from Allegheny County. The letter has been received and Mr. Victor is asking for the Planning Commission's recommendation on the proposed text amendment.

Mr. Caun stated that the county suggested the planning commission, either in writing or in the minutes, make a statement that the proposed rezoning is in accordance with the objectives of the comprehensive plan. That was the only relevant comment in their response letter. Mr. Caun noted that the comprehensive plan does mention a goal for diversity and housing in the township.

Mr. Ahwesh believes the proposed text amendment is not in accordance with the comprehensive plan. Mr. Caun noted that Allegheny County did mention if not in accordance, then the comprehensive plan could be updated. He also noted that the letter is advisory.

There was discussion regarding whether the proposed amendment is in accordance with the comprehensive plan and whether the comprehensive plan should be updated. It is to be reviewed in 2023, but the planning commission can update it prior to then. The proposed area is not inconsistent with areas around it including mixed-use PRDs and is on the edge of Collier

Township. There has been no interest for high-tech in the area and a high-tech corridor might not be the best use for the area.

There was discussion regarding a section of the proposed overlay district. The area is located next to Settlers Pointe and is separated from the other overlay district by McMichael Road and Settlers Pointe. Mr. Ahwesh suggested this specific area be removed from the proposed overlay district. Mr. Caun stated if this area is removed, the text amendment would have to be sent to Allegheny County for review again.

The Planning Commission decided to revise the PEDD overlay district to end at the McMichael Road intersection. The text amendment will be revised and sent back to Allegheny County for review.

Mr. Victor recommended that in their letter to Allegheny County, the Planning Commission make a statement that while this is not consistent with the comprehensive plan, it is consistent with how we manage our zoning and we will consider it in the future. The planning commission will take this under advisement.

Steen Road Partners Preliminary & Final Major Land Development application

Mr. Caun stated that the applicant has requested this be tabled and granted an extension of time for their development application.

PEDD Zoning District Overview

The Planning Commission will discuss in 2020 the PEDD zoning district and what can be done to encourage development. There are over 500 acres of land that could be developed in the district.

V. ADJOURN

*Motion by Mr. Lonchar, second by Mr. Price, to adjourn meeting at 7:40 pm. All in favor.
Meeting adjourned.*

Kevin Vaughn, Chairman

Tyler Lonchar, Vice-Chairman