

MINUTES

COLLIER TOWNSHIP PLANNING COMMISSION MUNICIPAL BUILDING April 21, 2022 7:00 P.M. Regular Meeting

I. CALL TO ORDER:

Chairman Ahwesh called the meeting to order at 7:02 p.m.

ROLL CALL:

BOARD

Mike Ahwesh, Present
Tom Chidlow, Present
Tyler Lonchar, Absent
Gary Adams, Present
Kevin Vaughn, Present

STAFF

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

II. APPROVAL OF MINUTES

Motion was made by Mr. Vaughn, second by Mr. Chidlow, and carried unanimously to approve the minutes of the March 17, 2022 meeting.

III. PUBLIC

No public comment. Public comment for an agenda item will be heard at that time.

IV. BUSINESS

Eat'n Park Preliminary Land Development

Andrew Dunmire, Vice President of Design and Construction for Eat'n Park Hospitality Group represented Eat'n Park in their request to construct a 6,900 square foot restaurant with associated parking at the location of their current restaurant. The applicant was before the Zoning Hearing Board in March and April and has received the requested variances.

Shawn Wingrove of LSSE Engineering reviewed his firm's letter dated April 13, 2022, and stated that most open items are third-party, administrative or will be handled during final approval. He noted that the shared driveway issue remains unresolved. Mr Dunmire stated that there is an agreement with the neighboring property, but the owner is unclear at this time how it will be developed.

Motion by Adams, second by Chidlow to recommend Preliminary Land Development approval to Eat'n Park with the conditions noted in the LSSE Engineering review letter dated April 13, 2022. All in favor. Motion Carried.

Legacy Development amended PRD

Mike Wetzel of Victor Wetzel Associates represented Legacy Developers in their request to amend the Legacy PRD to construct a community center and pool within the PRD. Mr. Wetzel stated that they have addressed all LSSE's comments and they have a clean letter. He noted

that they added additional landscaping especially in the back with 25 evergreen trees at the top of the slope. They also submitted a photometric plan that includes the addition of upgraded lighting.

Public comment

Frank Nogal of 500 Azalea Lane asked if the construction of the clubhouse will be bonded. Mr. Caun replied that we generally do not bond clubhouse construction but do bond public improvements that will be dedicated to the Township. Mr. Wingrove stated that a performance bond would be required for the parking, lighting, and landscaping around the building.

Motion by Vaughn, second by Chidlow to recommend tentative approval of the Legacy amended PRD plan. All in favor. Motion Carried.

Neville House Preliminary/Final Land Development

The applicant has requested an extension of time to address some of the comments in the LSSE review letter date April 4, 2022. They intend to be before the Planning Commission next month.

NRP Properties zoning ordinance text amendment request

Kevin McKeegan of Meyer, Unkovic & Scott and Chris Durr of NRP represented NRP in their request to permit as conditional use, garden and mid-rise apartments along with other technical changes to facilitate development of these uses in the B-1-A District. The B-1-A is only located in one area of the township and is designated as highway industrial. NRP is interested in 12 acres on the westerly side of Trader Jacks. The area is now vacant. They would eventually like develop it into multifamily apartment type project.

They have submitted to the planning commission a text amendment that includes garden and mid-rise apartments as conditional use along with requirements and specifications that would have to be met. As part of the text amendment requirements, they want to create a denser project with an increased maximum of dwelling units, increased building height and length as well as reduced parking ratio and rear yard setbacks.

There was some discussion regarding how these fit into the comprehensive plan and a connector from Interstate 79.

Public comment

Mr. Jack Cargnoni stated that the state said 15 years ago that the connector would have to be paid for as part of a collective.

This item will be discussed in more detail at the workshop meeting.

NVR Woodville Associates rezoning request

Greg Hillard of Ryan Homes is requesting rezoning on approximately 200 acres of the Woodville property that is currently zoned R-1. This parcel has been in discussion previously with the planning commission and it was discussed at that time about adding a new zoning district. The new ordinance was developed using language that was in the zoning ordinance and tweaking it to the plan.

If approved, the plan would have 350 lots consisting of single family, townhouses, and duplexes. They have been in contact with the Chartiers Valley School District to do a land swap so that they can bring an access road behind the school and the school would get a piece of ground in another area. The access road will be directly across for the high school exit road and a traffic light will be installed at that intersection. A secondary access will be on to Hilltop Road. Collier Township owns part of this area for a park. How to get the access road to Hilltop Road has not yet been decided.

Mr. Ahwesh inquired if there were any other 5-unit townhouses in the township to which Mr. Caun stated that several plans have 5-unit townhouses. Mr. Chidlow asked whether the single-family dwellings in the R-6 would comply with the current R1 specifications. Mr. Hillard stated they would have a smaller footprint.

The area is owned by Woodville Associates and a portion that will be swapped is owned by the school district.

Public comment

Terry Bell, 793 Marigold Court – asked if he could get a copy of the proposal to which Mr. Caun suggested he do a Right-to-Know request.

Frank Nogal, 500 Azalea Lane – suggested they only allow the area to the left be rezoned for townhouses. He does not trust that they will put single-family homes above the area he lives.

Darren Mariano, President of the Chartiers Valley School Board stated that development is needed. Collier Township is the only Township in the district that has development. He noted that school taxes continue to rise, and development is the only way to move forward. Mr. Ahwesh stated that the planning commission must do their job for the township and not the school district.

This item will be discussed in more detail at the workshop meeting.

V. ADJOURN

*Motion by Mr. Vaughn, second by Mr. Adams, to adjourn meeting at 8:31 pm. All in favor.
Meeting adjourned.*

Mike Ahwesh, Chairman

Gary Adams, Secretary