

# MINUTES

## COLLIER TOWNSHIP PLANNING COMMISSION MUNICIPAL BUILDING

September 19, 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, Absent  
Kevin Vaughn, Present  
Tyler Lonchar, Absent

##### STAFF

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

#### II. APPROVAL OF MINUTES

*Motion was made by Mr. Ahwesh, second by Chidlow, and carried unanimously to approve the Minutes of the August 15, 2019 meeting.*

#### III. PUBLIC

No Comments

#### IV. BUSINESS

##### **Leslie Road Associates – Proposed PEDD text amendment**

Steven Victor of Victor Wetzel Associates discussed revisions to the proposed text amendment for an overlay district in the PEDD. This text amendment would allow residential-only PRD's of ten or more contiguous acres in the overlay district which would be located along Ridge Road.

Mr. Victor stated that he has received and distributed letters from the two neighboring property owners that state they have full knowledge of and support use of the property as a townhouse development.

The text amendment has been sent to Allegheny County for review and the Township is currently awaiting a response. Mr. Caun stated that this is the only open item.

The Planning Commission will table this item until the next meeting in hopes of having received the response letter from Allegheny County.

##### **Steen Road Partners Preliminary & Final Major Land Development application**

Mr. Caun stated that the applicant has requested this be tabled until the October planning commission meeting.

## **Gregg Station Residential Conservation Subdivision**

Jim Martin of Gateway Engineers represented Cozza Enterprises in their request to increase the number of lots from 68 to 70 single-family lots. Mr. Caun noted that 70 lots was originally approved by the courts but was decreased to 68 lots because two lots had two small wetlands in their location. The applicant is applying for a joint permit from the DEP. The plan, as submitted, aligns with the approved master plan.

Shawn Wingrove of LSSE reviewed his firms' letter dated September 16, 2019 and stated that the applicant is requesting an additional waiver for the slope along the sidewalk that connects the plan to the corner of Gregg Station and Nike Site. Mr. Martin stated that there is a Verizon fiber optic cable that runs along the slope. They are requesting a waiver to not install benches of 2:1 slope in this area in order to avoid the fiber optic line. Mr. Chidlow inquired about the request for the bench waiver and if the planning commission votes on it. Mr. Caun stated that the planning commission can vote on it, but ultimately, it is granted administratively.

Mr. Wingrove mentioned that since the original approval, the Township has adopted a cluster mailbox ordinance. Mr. Martin stated that he was not certain where the cluster mailboxes will be located and will discuss with the developer. Mr. Caun will send Mr. Martin the ordinance.

Mr. Caun stated that the revised fee in lieu of recreation open space has not yet been discussed regarding the two additional properties. That decision would be handled by the Board of Commissioners, but the Planning Commission can give their recommendation. When initially approved, a condition of the approval was for the developer to bond all improvements being installed in lieu of paying the fee in lieu of for recreational open space. Mr. Caun stated that the BOC gave an amount that must be met with amenities, and it has to be bonded. If the amount is not met, the difference would be paid to Collier Township. The Township has not yet received a final amenities plan and does not know what the bond amount will be.

Mr. Wingrove stated other items noted in the review letter are permitting items from third party agencies and the developer's agreement that would need to be updated. Also discussed was stormwater management. Mr. Chidlow is concerned about run-off and any potential problems with the increase of storms.

*Motion by Tom Vaughn, second by Mike Ahwesh, to recommend approval of Gregg Station Residential plan subject to the conditions set forth in the September 16, 2019, Lennon, Smith, Souleret Engineering review letter and approval of the waiver to eliminate benching.*

*All in favor. Motion Carried.*

## **V. ADJOURN**

*Motion by Mr. Vaughn, second by Mr. Chidlow, to adjourn meeting at 7:52 pm. All in favor. Meeting adjourned.*

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Kevin Vaughn, Chairman

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Mike Ahwesh, Vice-Chairman