

# MINUTES

## COLLIER TOWNSHIP PLANNING COMMISSION ONLINE VIA WEBINAR September 17, 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, Present  
Doug Price, Present  
Kevin Vaughn, Present

#### STAFF

Bob Caun, Present  
Janet Wank, Present

### II. APPROVAL OF MINUTES

*Motion was made by Mr. Lonchar, second by Mr. Price, and carried unanimously to approve the Minutes of the August 20, 2020 meeting.*

### III. PUBLIC

No Comments

### IV. BUSINESS

#### Collier Land & Coal Rezoning Application

Mr. Caun said that this rezoning application was originally the McHugh property and Mr. McHugh is no longer involved with this site. Final approval for a housing subdivision of 58 lots on 50 acres was given in 2008, and the site was part of a government financed construction contract to remove the coal that was on site. The site has been reclaimed and the DEP has been in control of the site. Collier Land & Coal has taken over the site and is looking to rezone the property from R-1 Rural Residential to R-2 Suburban Residential. The property abuts the R-2 District.

Richard Swartz, manager of the site for the owners, stated that when they took the site over, they did a reclamation and got the site to its current condition. The site is prepared and ready to go. They are working with Eddy Homes in hopes to build patio homes at the location.

John Schleicher, of JMS Engineering and a consultant for the project, discussed Eddy Homes proposed single family homes which is a low impact development. A low impact development is generally a first-floor master, garage and living. The general demographic is over age 55+ empty nesters. The lots are typically smaller with smaller footprints.

With the rezoning, they are anticipating doing a conservation subdivision. The subdivision will consist of a 50' buffer setback, and approximately 30 acres dedicated as greenway land. These would be fee simple lots.

Mr. Vaughn inquired about the cost of the homes, to which Mr. Schleicher stated that he is unsure but a similar plan in Pine Township units sell in the \$600K range and a plan in Peters Township sells around \$500K a unit.

Mr. Chidlow stated that when the comprehensive plan was done, there were certain areas that were identified as the core of Rennerdale and there was a reason that area remained R-1 Rural. He said the plan should be consistent with the entire adjacent area and not just a few nearby areas. He is also concerned that if rezoned, tri-plex and four-plex units might be built there.

Mr. Ahwesh stated that in the originally approved McHugh plan, there was going to be a connection to the trail and asked if that would still happen. He stated that was an important part of the plan. Mr. Schleicher stated that they do own a parcel across the road where the power line is located and that they currently did not have a plan to use that parcel. Mr. Ahwesh also inquired about the density and number of units to which Mr. Schleicher stated that without doing a detailed site survey, he estimated that there is about 28 acres of constrained land, and he is estimating about 90 single family dwelling on the 58 acres. Mr. Ahwesh is also concerned about four-plex units being built on the property if it is rezoned. Mr. Ahwesh requested a topographic map of the area for review as well as a site layout. Mr. Price stated that there is history to this site and he also is concerned about changing it from R-1 to R-2. Chase, the site manager stated that they would consider a connector to the Panhandle Trail.

The Planning Commission will discuss this further at the October workshop meeting.

### **Misc.**

Mr. Caun said that Legacy Homes submitted for Final PRD and major Subdivision and will be on the October regular meeting agenda.

Bridgeville Borough inquired if the Township would want to be part of a multi-municipal comprehensive plan. After some discussion, it was decided that Collier Township does not have much in common with Bridgeville with regards to a comprehensive plan. Bridgeville Borough is primarily built out and is focusing on commercial, while Collier's focus is land use.

ADJOURN

*Motion by Mr. Lonchar, second by Mr. Price, to adjourn meeting at 7:56 pm. All in favor.  
Meeting adjourned.*

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Kevin Vaughn, Chairman

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Michael Ahwesh, Vice-Chairman