

MINUTES

COLLIER TOWNSHIP PLANNING COMMISSION MUNICIPAL BUILDING December 15, 2022 7:00 P.M. Regular Meeting

I. CALL TO ORDER:

Chairman Ahwesh called the meeting to order at 7:00 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, Present
Brandon Wiltrout, Engineer, Present

II. APPROVAL OF MINUTES

Motion was made by Mr. Vaughn, second by Mr. Adams, and carried unanimously to approve the revised minutes of the October 20, 2022 meeting.

III. PUBLIC

No public comment.

IV. BUSINESS

Eat'n Park Final Land Development

Justin Wagner of Civil Environmental Consultants represented the applicant with their request to construct a new Eat'n Park restaurant at the restaurant's current location. He noted that they received preliminary approval earlier in the year.

Brandon Wiltrout of Gibson-Thomas Engineering reviewed his firm's letter dated December 13, 2022, and noted that the applicant will need to provide proof of PaDEP NPDES permit, ACCD review letter, bonding and SWM agreement to the Township. One other item that needs clarification is the required 105 parking stalls. The plan shows 59 parking stalls. Patrick Auth, Director of Real Estate at Eat'n Park, stated that they have a Reciprocal Easement and Access Agreement (REA) with Blue Devil Development (owner of the former Peters Place) and D& D Holdings (owner of the building behind ENP). The three parties have agreed to maintain the ramp road and shared parking. Mr. Caun stated that the shared parking part in the REA needs to be clarified further. Mr. Auth stated that they will clarify and submit to the Township.

Motion by Vaughn, second by Chidlow to recommend final approval of the Eat'n Park Land Development with the condition of the Gibson-Thomas Engineering review letter dated December 13, 2022. All in favor. Motion Carried.

Event Facility – Proposed Ordinance Amendment

The planning commission reviewed the addition of event facility as a definition and use in the Zoning Ordinance or to amend the current Assembly Hall definition. Mr. Caun researched several local municipalities and how they regulate event facilities. He stated that event facilities in these municipalities are either allowed as conditional or permitted use. After some discussion on allowable zoning districts and uses, Assembly Hall will be allowed in the B districts as a permitted use and as a conditional use in the Special Conservation District.

Motion by Vaughn, second by Adams to recommend approval of the proposed assembly hall text amendment to the Board of Commissioners. All in favor. Motion Carried.

Misc.

Mr. Ahwesh stated that the planning commission had a policy that the Chairman, Vice-Chairman and Secretary be two-year positions. He'd like to continue with that policy.

Mr. Chidlow stated that he has requested not to be reinstated to the Planning Commission for another term. This will be his final meeting.

V. ADJOURN

Motion by Mr. Chidlow, second by Mr. Vaughn, to adjourn meeting at 7:37 pm. All in favor. Meeting adjourned.

Mike Ahwesh, Chairman

Gary Adams, Secretary