

MINUTES

COLLIER TOWNSHIP PLANNING COMMISSION

MUNICIPAL BUILDING

January 19, 2023 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
Tyler Lonchar, Present
Gary Adams, Absent
Kevin Vaughn, Present

STAFF

Bob Caun, Present
Janet Wank, Present
Travis Stanczyk, GTE, Present

II. REORGANIZATION FOR 2023

Mr Caun asked if there were any nominations for Chairman, Vice-Chairman and Secretary. Mr. Vaughn recommended Mike Ahwesh as President, Tyler Lonchar as Vice-Chairman and Gary Adams as Secretary.

Motion was made by Mr. Vaughn, second by Mr. Lonchar, for Mike Ahwesh as Chairman, Tyler Lonchar as Vice-Chairman and Gary Adams as Secretary.

Mr. Ahwesh accepted the nomination for Chairman, Mr. Lonchar accepted the nomination for Vice-Chairman.

III. APPROVAL OF MINUTES

Motion was made by Mr. Vaughn, second by Mr. Lonchar, and carried unanimously to approve the minutes of the December 15, 2022 meeting.

IV. PUBLIC

No public comment.

V. BUSINESS

Moretti Final Subdivision

Jim Moretti spoke on his own behalf and stated that he is requesting final approval to consolidate three lots he owns and then to re-subdivide them into five individual lots. He received preliminary approval from the planning commission in October. Mr. Stanczyk reviewed his firm's letter dated January 17, 2023, and stated that the major issues included the one acre parcel of land that should be consolidated. Mr. Moretti stated that he will consolidate the one acre lot to be part of the parcel on which he lives. The second issue is the frontage

issue with lots 4 and 5. Mr. Stanczyk recommends that South Cowan Road be improved to the end to allow the proposed driveways to exit onto South Cowan Road. Mr. Caun stated that through discussions with Mr. Moretti, a note written on the plan that states if access is from South Cowan Road for lots 4 and 5, then South Cowan Road must be improved and dedicated to the Township. If access is from Noblestown Road and Baldwin Road respectively, then there will not be a need to improve South Cowan Road. Mr. Moretti agreed to add this note to the plan.

Motion by Vaughn, second by Lonchar to recommend final approval of the Moretti Plan of Lots Subdivision with the condition of the Gibson-Thomas Engineering review letter dated January 17, 2023. All in favor. Motion Carried.

WetGo Conditional Use

Mr. Caun stated that the planning commission will be discussing both the WetGo conditional use application and their preliminary land development request.

Alberto Jarquin of Gateway Engineers, and Chuck Stewart of Giant Eagle represented Giant Eagle in their request to construct a WetGo carwash on a 1.3 acre located at the corner of Steen Road and Washington Pike. They are proposing a 3,500 square foot one-bay car wash. Mr. Jarquin noted that they have received variances from the Zoning Hearing Board for buffer and landscape setbacks and also that they comply with all the conditions set forth for a carwash as a conditional use in the R4 District. The NPDES permit and planning module are in progress

Mr. Stanczyk reviewed his firm's letter dated January 13, 2023 and noted that with regards to the conditional use application, the plan complies with all applicable bullet points for conditional use. There was some discussion regarding shield lighting reflecting away from any adjoining residential properties. Mr. Jarquin stated that there are about .5 - .7 footcandles in the area and they will work with their lighting consultant to get it to 0 if necessary.

Motion by Vaughn, second by Lonchar to recommend conditional use approval for WetGo with the conditions of the Gibson-Thomas Engineering review letter dated January 13, 2023, and following the verbiage in the ordinance with light poles no higher than 20'. All in favor. Motion Carried.

WetGo Preliminary Land Development

With regards to the Preliminary Land Development, Mr. Jarquin stated that they are requesting a grading waiver to allow them to grade to within 5' of the property line in the area next to the residential dwelling. There was some discussion regarding the proximity of the retaining wall to the neighboring residential dwelling/home business. Mr. Jarquin said that there is currently a home there that will be demolished and replaced with a 5' retaining wall and landscaping. Mr. Stanczyk stated that there are a few clean-up items that will be corrected for final approval.

Mr. Lonchar inquired if it is a 24-hour operation, which Mr. Stewart stated that it will not. They anticipate being open from 7am – 8pm. The vacuums located on the perimeter of the carwash will also be turned off at this time.

Motion by Vaughn, second by Lonchar to recommend preliminary land development approval for WetGo with the conditions of the Gibson-Thomas Engineering review letter dated January

*13, 2023 and recommending approval of the requested grading modification. All in favor.
Motion Carried.*

Misc

Mr. Caun stated that the RFP's went out for the comprehensive plan and proposals are due by February 9th. Hopefully, the proposals will be distributed at the February planning commission meeting for discussion.

Mr. Lonchar asked if the planning commission meeting could be moved to a different day of the week. After some discussion, it was decided that Mr. Caun will investigate moving the meeting day to Tuesday.

VI. ADJOURN

Motion by Mr. Vaughn, second by Mr. Lonchar, to adjourn the meeting at 8:04 pm. All in favor. Meeting adjourned.

Mike Ahwesh, Chairman

Tyler Lonchar, Vice-Chairman