

MINUTES

COLLIER TOWNSHIP PLANNING COMMISSION

MUNICIPAL BUILDING

October 20, 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, Present
Gary Adams, Present
Kevin Vaughn, Present

STAFF

Bob Caun, Present
Janet Wank, Present
Travis Stanczyk, 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 May 5, 2022 meeting.

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

III. PUBLIC

No public comment.

IV. BUSINESS

Coury Plan of Lots - Subdivision

Marty Sabo of Keystone Engineering represented the applicant with their request to reconfigure four adjacent lots. Two lots have existing residential structures and two are undeveloped. The properties are all under common ownership. Mr. Stanczyk reviewed his firm's letter dated October 11, 2022 and stated that the only issue was with regards to the utilities being shown on the plan. After discussions with the applicant's engineer, a separate utility plan will be submitted but it will not be recorded. Mr. Ahwesh inquired if that was normal, to which Mr. Caun stated that because this is an existing development with existing utilities, so a separate utility plan would be acceptable.

Motion by Vaughn, second by Chidlow to recommend approval of the Coury Subdivision with the condition of the the Gibson-Thomas Engineering review letter dated October 11, 2022. All in favor. Motion Carried.

Testa Plan of Lots - Subdivision

Dub Reinhardt of NIRA Consulting Engineers represented the applicant. Mr Reinhardt stated that there are three structures located at 414, 422 and 424 Prestley Street on two lots. They want to create a separate parcel for each of the existing dwelling structures. He noted that a couple of the lots do not meet the current zoning requirements for setbacks, and they are scheduled to go before the Zoning Hearing Board in November regarding this. Mr. Caun stated that the applicant was originally scheduled to appear before the ZHB on October 18th, but due to the Post-Gazette strike, only one of the two required ads were able to appear in a print edition. Mr. Caun stated that the planning commission could approve the request on the condition of ZHB approval in November.

Motion by Vaughn, second by Adams to recommend approval of the Testa Subdivision with the condition of the Gibson-Thomas Engineering review letter dated September 27, 2022 and approval of variances by the Zoning Hearing Board. All in favor. Motion Carried.

Moretti Plan of Lots – Subdivision (Preliminary)

Jim Moretti spoke on his own behalf and stated that he is requesting approval to consolidate three lots he owns and then to resubdivide them into five individual lots with frontage onto South Cowan Road. The five lots will consist of three smaller lots that will be under once acre and two larger estate lots. Mr. Stanczyk reviewed his firm's letter dated October 10th and stated that South Cowan Road would have to be brought up to standard for the addition of these lots. Because Township ordinance states that every house should have frontage on a public street, a cul-de-sac, dead end, or hammerhead would have to be created to reach access to lot 5. After some discussion, Mr. Moretti also noted that lots 4 and 5 also have frontage on Baldwin and Noblestown Roads respectively, so the frontage issue on South Cowan would not be necessary for lots 4 and 5.

Mr. Stanczyk stated that the remaining open items mainly are notes that need to be added to the final plan. Mr. Moretti stated that individual Geotechnical reports will be supplied by the homeowners when they apply for building permits and stormwater management will be handled with a rock sump detention that will also be part of the building permit application. A wetlands report will also be submitted prior to final approval.

Motion by Vaughn, second by Adams to recommend preliminary approval of the Moretti Plan of Lots Subdivision with the condition of the Gibson-Thomas Engineering review letter dated October 10, 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. Currently, Assembly Hall is the closest definition but is not listed as a use in any of the zoning districts. Mr. Caun stated that he has received calls from people who are asking for information regarding erecting a event facility like a farm to be used as a facility for weddings and other functions. Mr. Caun stated the Township should be some controls over this and by adding it as allowable or conditional use to the zoning ordinance will give the Township control. Mr. Caun put together a proposed amendment for the planning commission to review and discuss. After some discussion on allowable zoning districts and uses, Mr. Caun stated that he will look into what other municipalities in the area have for event facilities.

The Planning Commission will discuss again at their next meeting.

V. ADJOURN

*Motion by Mr. Vaughn, second by Mr. Lonchar, to adjourn meeting at 8:07 pm. All in favor.
Meeting adjourned.*

Mike Ahwesh, Chairman

Gary Adams, Secretary