

MINUTES

COLLIER TOWNSHIP PLANNING COMMISSION MUNICIPAL BUILDING March 14, 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
Dave Abbott, Present

STAFF

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

II. APPROVAL OF MINUTES

Motion was made by Mr. Vaughn, second by Mr. Lonchar, and carried unanimously to approve the minutes of the February 16, 2023 meeting.

Motion was made by Mr. Vaughn, second by Mr. Lonchar, and carried unanimously to approve the minutes of the February 28, 2023 meeting.

III. PUBLIC

No public comment.

IV. BUSINESS

WetGo Final Land Development

Alberto Jarquin of Gateway Engineers 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. Preliminary approval was granted in January. Mr. Jarquin stated that the only change from the preliminary approval is the lighting. Per discussion at the preliminary approval meeting, they revised the lighting from a 25' light pole to 20' light pole. There will now be zero footcandles along the property line to the neighboring property. He noted that there are outstanding NPDES permits, and they are working on the planning module. In regards to recreation-open-space, he stated that due to there being no area for recreation-open-space on the property, the property will be appraised to obtain a fee-in-lieu of amount. Mr. Jarquin also noted that as part of their sign package, the mention of Collier Township will be used in the signage.

Travis Stanczyk of Gibson-Thomas Engineering reviewed his firm's letter dated March 3, 2023, stated that the applicant has addressed the outstanding issues.

Motion by Vaughn, second by Abbott to recommend final land development approval of the WetGo with the conditions of the township engineer's review letter dated March 3, 2023. All in favor. Motion Carried.

V. ADJOURN

Motion by Mr. Vaughn, second by Mr. Lonchar, to adjourn the meeting at 7:05 pm. All in favor. Meeting adjourned.

Mike Ahwesh, Chairman

Tyler Lonchar, Vice-Chairman