

## MINUTES

### COLLIER TOWNSHIP PLANNING COMMISSION

#### MUNICIPAL BUILDING

August 8, 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, Absent  
Gary Adams, Present  
Kevin Vaughn, Present  
Dave Abbott, Present

##### STAFF

Bob Caun, Present  
Janet Wank, Present

#### II. APPROVAL OF MINUTES

*Motion was made by Mr. Vaughn, second by Mr. Abbott, and carried unanimously to approve the minutes of the March 14, 2023 meeting.*

#### III. PUBLIC

No public comment.

#### IV. BUSINESS

##### **Legacy Development: Request for sidewalk modification**

Mike Wetzel of Victor Wetzel Associates represented Frank Zokaite and Legacy LP. Per Section 904.9 of the SALDO regarding sidewalk within the Township, Legacy is requesting approval to eliminate the required 2' pockets of grass strip throughout the plan that are broken up by driveways. Mr. Wetzel stated that these strips have an unsightly appearance and oftentimes it is hard to get grass to grow. Legacy would like to move the sidewalk to the back of the wedge curb to provide a much more pleasant streetscape appearance. There would be more green space behind the sidewalk and closer to the homes. They want to remove the grass strip only in the areas where the townhomes are located, all other areas will have the grass strips.

There was discussion regarding safety and whether removing the grass strips would have pedestrians walking closer to the curb. Mr. Wetzel stated that the roads are curved, and they do not perceive much speeding through the plan. Some suggestions were to lower the speed limit, make the curb 7' wide and to keep the grass strips. Mr. Caun stated that he spoke with the Township Engineer and a straight concrete curb would be suggested if safety is an issue

and speed limits below 25 MPH are not enforceable. Mr. Wetzel stated that concrete curbs are expensive to repair and replace and it would be on the HOA to pay for this.

*Motion by Ahwesh, second by Vaughn to recommend Legacy sidewalk modification to allow the sidewalks to be moved two feet closer to the road eliminating the two-foot grass strips as requested. All in favor. Motion Carried.*

#### **Assembly Hall – proposed amendment**

The planning commission discussed the review letter that was received by Allegheny County Economic Development regarding the assembly hall proposed amendment. Per the review letter, they revised the definition, and made some minor additional changes that include hours of operation and number of employees.

*Motion by Vaughn, second by Adams to recommend the revised assembly hall ordinance to the Board of Commissioners. All in favor. Motion Carried.*

#### **V. ADJOURN**

*Motion by Mr. Vaughn, second by Mr. Abbott, to adjourn the meeting at 7:50 pm. All in favor. Meeting adjourned.*

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Mike Ahwesh, Chairman

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Gary Adams, Secretary