

MINUTES

COLLIER TOWNSHIP PLANNING COMMISSION MUNICIPAL BUILDING

September 12, 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, Present
Kevin Vaughn, Present
Dave Abbott, 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. Lonchar, and carried unanimously to approve the minutes of the August 8, 2023 meeting.

III. PUBLIC

No public comment.

IV. BUSINESS

TAJ Properties Enterprise LLC – Application for Preliminary Major Land Development

Andrew Benchek of Boord Benchek & Associates represented TAJ Properties application to construct an Indian restaurant on Prestley Road. They have a current location, Taj Mahal, on McKnight Road in the North Hills. The proposed restaurant will be just over 5,000 square feet. He stated that they have been working with PennDot for a Highway Occupancy Permit and with Allegheny County Conservation District (ACCD) to obtain approval for a non-NPDES since the site is under one acre.

Travis Stanczyk, Township Engineer, discussed his firm's review letter dated August 31, 2023 and stated that the applicant has responded to some of the comments in his letter, but they have not yet been reviewed in full and a response letter to those comments has not yet been completed. Mr. Stanczyk noted that a grading permit, landscape plan, steep slope map and a geotechnical report will be required prior to approval. Mr. Benchek stated that all these have been or will be submitted.

There was some discussion regarding parking and retaining walls. Mr. Benchek stated that parking was designed per Township ordinance and the retaining wall will be stone and the

radius of the parking lot. Mr. Lonchar inquired as to whether there would be a guardrail in front of the 30' drop. Mr. Benchak said not at this time, but they will investigate putting some type of barrier there.

Mr. Benchek said that they have an ambitious goal to open by May 2024.

The Township Engineer will review the geotechnical report and latest revised submissions and the Planning Commission will discuss further at their next meeting.

Woodville Associates – Application for Preliminary Major Subdivision

Mr. Ahwesh stated that the applicant has requested an extension of time and this agenda item is tabled for this meeting.

V. ADJOURN

*Motion by Mr. Vaughn, second by Mr. Adams, to adjourn the meeting at 7:35 pm. All in favor.
Meeting adjourned.*

Mike Ahwesh, Chairman

Gary Adams, Secretary