

MINUTES

COLLIER TOWNSHIP PLANNING COMMISSION MUNICIPAL BUILDING

November 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, Absent
Gary Adams, Absent
Kevin Vaughn, Present
Dave Abbott, Present

STAFF

Bob Caun, Present
Janet Wank, Present
Brandon Wiltrout Engineer, Present
Kate Diersen, Solicitor, Present

II. APPROVAL OF MINUTES

Motion was made by Mr. Vaughn, second by Mr. Abbott, and carried unanimously to approve the minutes of the September 12, 2023 meeting.

Motion was made by Mr. Vaughn, second by Mr. Abbott, and carried unanimously to approve the minutes of the September 26, 2023 meeting.

Motion was made by Mr. Vaughn, second by Mr. Abbott, and carried unanimously to approve the minutes of the October 24, 2023 meeting.

III. PUBLIC

No public comment for any items not on the agenda. Public comments regarding agenda items will be heard during that discussion.

IV. BUSINESS

Tidal Wave –Preliminary Land Development

Lauren Breslin of Bohler Engineering represented Tidal Wave Auto Spa in their request to build a Tidal Wave Auto Spa on 1.68 acres at 1199 Washington Pike in the space that was previously Peters Place Restaurant. They would like to construct a new 3,615 square foot 1-story car wash. Ms. Breslin noted that there will always be staff on hand to help customers and typical operating hours change seasonally and close at dusk.

Brandon Wiltrout, Township Engineer, discussed his firm's review letter dated November 3, 2023 and noted some items will be handled with final approval. These includes grading permit, geotechnical Investigation Report, 100-year storm sewer design calculations, easement agreement with neighboring property owner, and developers agreement, to which Ms. Breslin stated that these items will be provided for final approval. Ms. Breslin also asked if the

calculations for the proposed retaining wall be allowed to be submitted at time of building permit submittal. Mr Wilttrout stated that was acceptable. There was additional discussion regarding parking tabulations and stormwater to which Ms. Breslin stated that these items have been updated. She also noted that there will be less impervious area than what was previously there.

Ms. Breslin stated that they have already received approval from the Zoning Hearing Board for Special Exception and they also currently have an application before them for lighting that will be heard on November 21st. They are requesting two waivers from the Planning Commission. The first waiver is allowance to exceed five foot candles at the building entrance and under the canopy. The second waiver request requires a minimum one foot candle measured three feet above pavement throughout paved areas which will cause spillover. Ms. Breslin reiterated that the car wash closes at dusk.

There were questions regarding the traffic study to which Ms. Breslin stated that the traffic study was based off a restaurant which has a higher turnover than a car wash. Mr. Caun stated that the traffic study was part of the entire plan with Eatn' Park and Peters Place that was submitted a while ago with a higher use. Washington Pike is a state road and the work that PennDOT is currently doing was part of the traffic study that was submitted.

Dusty Weis Kirk of Reed Smith represented DDI, a neighboring property owner and has concerns regarding the Tidal Wave plan. These concerns include the proposed wall that she believes to be very close to the DDI property line, light spillage that will go onto the DDI property and the traffic report that was previously submitted. Ms. Breslin stated that the wall will be about 5-10' off the property line and maxes at 2.5' and also a trip generation report can be done if the planning commission wants.

The Planning Commission will continue this until next month to allow the Zoning Hearing Board to hear the applicant's request.

Woodville Associates – Application for Preliminary Major Subdivision

Kate Diersen, Township Solicitor reviewed the application timeline. The applicant previously agreed to a general continuance while an access point agreement was discussed. The agreement was entered into on October 9, 2023. Being mindful of the 60-day requirement, a time extension is requested to allow a more detailed review of the November 9th submission. Greg Hilliard of NVR agreed to a 30-day extension.

Greg Hilliard, of NVR-Ryan Homes and Alberto Jarquin of Gateway Engineers represented Woodville Associates' request to construct 331 units that consist of 211 single family homes, 86 Townhouses, and 34 duplex homes between Thoms Run Road and Hilltop Road. A connection of a new road will be made onto Hilltop Road. A variance was previously granted by the Zoning Hearing Board regarding steep slopes.

Mr. Jarquin stated that there are only a few comments from the GTE letter that have not been addressed. These include the Fill area which is in the middle of the subdivision that is now a proposed cul-de-sac and the lack of geotechnical information for that area. The Fill site is an active grading site and geotechnical investigation information will be supplied prior to building that phase of the project. The items that were not addressed in preliminary submission are a lighting plan, street name signs and stop signs, and landscape plans, all of which will be addressed in final submission. The review letter also noted insuring that existing trail access be open during construction, which Mr. Jarquin confirmed will remain open.

Mr. Wilttrout reviewed his firms' letter dated November 6, 2023. If the plan goes through as most recently submitted without the full detailing for the center cul-de-sac, it could become problematic with not the same level of design across the entire development. A potential solution would be to delay until the needed information is received or to remove the Fill area from this part of the application. Once the geotechnical information is received, it can be added to the plan as another phase of the plan. Mr. Jarquin wants the central cul-de-sac to be part of the master plan. He will submit road profiles, cut fills, utilities during final submission. Mr. Wilttrout suggested including that area as part of the master plan where it will be sectioned off and noted that it is part of the master plan and is not approved constructable until final documentation is provided. Mr. Jarquin stated that if this area is not constructed, the remaining area will still meet the required 60% single family lot requirements of the R-6 District. Mr. Wilttrout stated that it would have to be a note on the plan and work in the Fill area cannot proceed until all details have been provided.

Mr. Jarquin stated that there are two modifications they are requesting from SALDO. According to SALDO cul-de-sacs can only be 600' long while the proposed cul-de sac is 965' long. The solution, he believes, is to install an emergency access road. The second modification request is for slopes. Around the bend there is 70' change in elevation and 140' of lane which SALDO states should 20' of fill, bench of 10' and another 20' of fill. As part of the variance approval, the developer will provide onsite geotechnical testing for geotechnical operations. Mr. Caun stated that the Township hired Joe Boward of Garvin Boward Engineering to consult with Gateway Engineers on the Geotech report, and four letters with recommendations were submitted. Drew Yetter, staff geologist at ACA Engineering, stated there will be a Geotech engineer on site during development when fill material is being placed.

Mr. Jarquin stated that they met with Cherry Hill HOA and they are going to try to modify the cul-de-sac to move it away from their property line and create more of a buffer. They will submit this with final approval.

There was additional discussion regarding the road into the plan and congestion and stormwater management.

Mr. Jarquin stated of the 205 acres, 120 acres will be open space. They will provide continuation of the Discovery Path Trail and as part of the agreement a tunnel will be installed. They are currently working on the NPDES modification, state road permitting with PennDOT, and county road permitting with Allegheny County.

Terry Bell of 793 Marigold Court spoke on behalf of the Collier Gardens HOA and expressed concerns regarding grading and slope stability.

John Martin of 1703 Grand Cypress Lane and president of the Cherry Hill HOA thanked Jack Cargnoni of Woodville Associates for agreeing to adjust the cul-de-sac to allow more buffer between Cherry Hill and the new plan. He expressed concern regarding car headlights from the new road onto the Oak Hill plan and if they will be diverted.

Cheryl Covato of 1107 Cherry Hill Drive expressed concern regarding the buffer. She'd like a 100' foot buffer between the new plan and buildings 10, 11 and 12 of the Cherry Hill plan. She also has concerns regarding noise, dust and safety caused by construction.

Ms. Diersen stated that the planning commission will continue this at their December meeting to allow time for the Township engineer to review the most recent submittal.

V. ADJOURN

*Motion by Mr. Vaughn, second by Mr. Abbott, to adjourn the meeting at 9:24 pm. All in favor.
Meeting adjourned.*

Mike Ahwesh, Chairman

Kevin Vaughn