

## MINUTES

### COLLIER TOWNSHIP PLANNING COMMISSION MUNICIPAL BUILDING

December 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, Absent  
Dave Abbott, Present

##### STAFF

Bob Caun, Present  
Janet Wank, Present  
Travis Stanczyk Engineer, Present  
Kate Diersen, Solicitor, Present

#### II. APPROVAL OF MINUTES

*Motion was made by Mr. Lonchar, second by Mr. Adams, and carried unanimously to approve the minutes of the November 14, 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

##### **TAJ Properties –Preliminary Major Land Development**

Andrew Benchek of Boord Benchek & Associates represented TAJ Properties application to construct an Indian restaurant on Prestley Road. They were before the planning commission in September and have since received variances from the Zoning Hearing Board for steep slope controls. At the planning commission's request, they added a chain-link fence and guide rail at the back of curb with slope. Travis Stanczyk, Township Engineer, reviewed his firm's letter dated December 1, 2023 and stated that outside of the recreation-open-space fee that is handled by the BOC, all comments have been satisfactorily addressed.

*Motion by Lonchar, second by Abbott to recommend approval of TAJ Properties Preliminary Major Land Development with the conditions of the township engineer's review letter dated December 1, 2023. All in favor. Motion Carried.*

## **Woodville Associates – Application for Preliminary Major Subdivision & Major Land Development**

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.

Mr. Stanczyk reviewed his firm's letter dated December 1, 2023 and stated that most of the issues have been addressed. Outstanding issues include the cul-de-sac that includes lot 344 through lot 365. There was no geotechnical information provided for this area, however the applicant has agreed to provide a note that no future development will happen on those properties until all applicable steps are taken to meet the ordinance including geotechnical investigation. Mr. Hilliard stated that there will be an emergency access point at the end of the cul-de-sac for emergency vehicles.

Mr. Ahwesh asked if the traffic study had been approved by the Township, to which Mr. Caun stated that PennDot and Allegheny County are still reviewing it and there were no mitigations recommended thus far. They did make PennDot aware of the issues with back up at the school. Thoms Run Road is a county road and Hilltop Road is a state road.

Mr. Jarquin stated that to eliminate any headlight glare onto the townhomes on Hilltop Road, the access from the plan to Hilltop Road will be situated so that the road will end across from the driveway of the townhouse units and not directly onto any unit.

Mr. Ahwesh inquired about the stormwater drains along the hilltop above the existing plan. Mr. Jarquin stated that the drains are built for a 100-year storm and will be noted as an easement on plot plans. The stormwater ponds will be the responsibility of the HOA.

Lisa Burkhardt, attorney for the Collier Gardens of Neville Park HOA, stated that the HOA is concerned about the grouting as it pertains to mining and the fact that there is not an NPDES permit in effect at this time. The HOA would like to see the application rejected if it is not consistent with township ordinances, and if granted, it be conditioned upon compliance with the township ordinance specifically as it pertains to grouting and the NPDES permit. Mr. Hilliard stated that a full grouting plan will be done for final approval.

Ed Bosenberg of Collier Township, Treasurer of the Collier Baseball/Softball Association, spoke in support of Jack Cargnoni and his efforts to develop land within Collier Township. He hopes more development will spark more interest in baseball and softball facilities.

Emily Weismantle, board member of the Chartiers Valley Soccer Association, stated that there are not enough fields in Collier Township to support the soccer teams. She supports Jack Cargnoni and this project that will hopefully pull in higher taxpayer revenue that may be used to build a new facility and enhance the soccer community program.

*Motion by Adams, second by Lonchar to recommend approval of Neville Park Phase II Preliminary Major Subdivision and Preliminary Major Land Development with the following conditions:*

- 1. Satisfactorily addressing all items in the Gibson Thomas Engineering review letter dated December 1, 2023.*
- 2. Submittal of grouting plan and technical specifications for mine grouting activities prior to final approval and that no site construction be allowed until receipt of such documents and review and approval by the Township Geotechnical Engineer.*

3. *Letter from Geotechnical Engineer at the end of the project stating that all work was done in accordance with the Geotechnical report.*

*All in favor. Motion Carried.*

*Motion by Lonchar, second by Adams to recommend the following modifications for Neville Park Phase II:*

1. *A waiver of Section 9-127.1A and 1.B of the Standards for Grading to allow for 2:1 slopes taller than 20' without benching. The Township Geotech has reviewed and recommends approval of the modification request.*

*All in favor. Motion Carried.*

### **Tidal Wave –Preliminary and Final Land Development**

Lauren Breslin and Kayleigh Bevington 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. Ms. Breslin stated that since the previous meeting, they received zoning hearing board approval for a lighting variance on the condition that all site lighting is turned off at dusk when the carwash closes.

Mr. Stanczyk reviewed his firm's letter dated December 8, 2023 and stated that most items have been satisfactorily addressed. The applicant is requesting a waiver to not to install the sidewalk along the shared access road. The sidewalk will wrap up to the pedestrian crosswalk. Ms. Breslin noted that business use is very vehicle-oriented, the steep-sloped nature of the area would not be conducive to safe accessible pedestrian navigation. A sidewalk will remain along the frontage of the property. Ms. Bevington stated that the other two modification requests pertain to lighting. The first has to do with the zoning ordinance but is allowable to be approved by the BOC with the recommendation of the planning commission. Current ordinance allows one foot-candle to a maximum of five foot-candles. There are some areas of the site that they are requesting exceeding five foot-candles underneath the vacuum canopies which are 31.5 foot-candles. The second lighting waiver is from SALDO 22-910.1.A.(1) to allow spillage of light onto adjacent properties on the southern-most property line which is the shared access drive, the eastern property line which is Washington Pike and the northern property line which is neighboring property line and is an uphill slope.

Dusty Weis Kirk of Reed Smith represented DDI, a neighboring property owner and has concerns regarding the Tidal Wave plan. She is concerned about a barrier that currently is located on Blue Devil Property. Ms. Breslin stated that the barrier is outside the scope of the Tidal Wave Project. Ms. Kirk's other areas of concern include employee parking, ADA access at vacuums, garbage truck access and an older traffic study report. She asks that the ordinance be complied with. Ms. Breslin noted that there is employee parking, ADA access at vacuums and access for garbage trucks. Ms. Breslin also stated that they did a trip generation letter from the 2015 traffic study. The 2015 traffic study was done for a quick-serve restaurant. The trip generation letter states there will be a reduction of 693 daily vehicle trips for the proposed carwash vs a quick-serve restaurant.

Tom Carlins of Carlins Consulting stated that there are better light fixtures that will not have spillage onto other properties. Lowering the pole height may eliminate spillage on the eastern side of the property.

*Motion by Lonchar, second by Abbott to recommend Preliminary and Final Major Land Development approval of New Potato Creek Holdings LLC for Tidal Wave Auto Spa at 1199 Washington Pike with the conditions addressing all items in the township engineer's review letter dated December 8, 2023. And the following waiver requests:*

- 1. A waiver from Section 22-804, Sidewalks, to eliminate the sidewalk along the access road.*
- 2. A waiver from Section 27-2102.A to exceed five footcandles beneath the canopies.*
- 3. A waiver from Section 22-910.A to exceed the allowable light spillover onto adjacent properties.*

*All in favor. Motion Carried.*

#### **Noblestown Management, LLC –Preliminary Conservation Subdivision – Woodland Estates**

At the request of the applicant, this item has been tabled.

#### **Kossman Development –Preliminary Land Development**

Brad Simmons of Civil Environmental Consultants and Joe Bullister of Kossman Development spoke on behalf of Kossman Development with their request for land development at the Chartiers Valley Shopping Center for a PetSmart. This is a 22,544 square foot expansion of the former Kmart building. They were granted four variances by the Zoning Hearing Board. The variances were for parking, impervious surface coverage, setback, and parking area relief.

Mr. Stanczyk reviewed his firm's letter dated November 30, 2023 and stated that there are some concerns with parking and calculations not matching. After lengthy discussion, it was agreed that the theater parking lot would suffice and would be less than the maximum distance of 400' closeness requirement. The applicant will also provide further details and confirm distance in final submittal. The applicant is requesting a waiver from recreation-open-space to which Mr. Caun stated that the BOC has not granted a waiver for this in the past and suggests the applicant either provide a recreation-open-space or do a fee-in-lieu-of. Another waiver request was for a sidewalk along Washington Pike for their parcel which is just the main opening into the parking lot. After much discussion as to whether a sidewalk already exists, Mr. Simmons will confirm this for final submittal. Mr. Stanczyk also had questions regarding the loading berth and ADA accessible parking.

*Motion by Lonchar, second by Abbott to recommend Preliminary Major Land Development approval to Kossman Development for the construction of a PetSmart at the Chartiers Valley Shopping Center with the condition of addressing all items in the Township Engineers Letter dated November 30, 2023. All in favor. Motion Carried.*

## **V. ADJOURN**

*Motion by Mr. Lonchar, second by Mr. Adams, to adjourn the meeting at 9:31 pm. All in favor. Meeting adjourned.*