

# MINUTES

## COLLIER TOWNSHIP PLANNING COMMISSION MUNICIPAL BUILDING January 9, 2024 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

### II. REORGANIZATION FOR 2024

Mr. Ahwesh asked if there were any nominations for Chairman, Vice-Chairman and Secretary. Mr. Vaughn recommended Tyler Lonchar as Chairman, Gary Adams as Vice-Chairman and Dave Abbott as Secretary.

*Motion was made by Mr. Vaughn, second by Mr. Ahwesh, for Tyler Lonchar as Chairman, Gary Adams as Vice-Chairman and Dave Abbott as Secretary.*

Mr. Lonchar accepted the nomination for Chairman, Mr. Adams accepted the nomination for Vice-Chairman and Mr. Abbott accepted the nomination for Secretary.

### III. APPROVAL OF MINUTES

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

### IV. PUBLIC

No public comment.

### V. BUSINESS

#### Digital Billboard text amendment

Mr. Caun stated that the Township has received the Allegheny County review letter regarding the digital billboard amendment and the Township solicitor has reviewed the letter and stated that there were no comments that needed to be addressed. At this point, it can be moved on to the BOC for a public hearing.

*Motion by Vaughn, second by Abbott to recommend approval of the Digital Billboard text amendment. All in favor. Motion Carried.*

**Ukrainian Catholic Diocese – proposed text amendment**

Steven Victor of Victor Wetzel Associates and Jonathan Glance of LGA Partners Architects represented the Ukrainian Catholic Diocese and their submittal of a curative amendment. The applicant would like to build a cultural complex that includes a shrine, museum, worship space, bell tower, retreat center, and gift shop on their property located off of Ridge Road. Mr Victor noted that some adjustments to the zoning ordinance are needed to facilitate this. They would like to amend the current PEDD zoning district to allow a Planned Cultural Center. They also would like to rezone nine acres of currently zoned R-1 property to PEDD for a total of 29 acres in the PEDD.

There was discussion regarding overnight stays, the proposed height of the shrine, tax status, gatherings, traffic management, local residential impact, outdoor events, and potential threats. The planning commission will await Allegheny County Economic Development’s review letter and discuss further once received.

**VI. ADJOURN**

*Motion by Mr. Vaughn, second by Mr. Adams, to adjourn the meeting at 8:22 pm. All in favor. Meeting adjourned.*

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Tyler Lonchar, Chairman

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Dave Abbott, Secretary