

MINUTES

COLLIER TOWNSHIP PLANNING COMMISSION MUNICIPAL BUILDING February 13, 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

Tyler Lonchar, Present
Gary Adams, Absent
Dave Abbott, Absent
Kevin Vaughn, Present
Mike Ahwesh, Present

STAFF

Bob Caun, Present
Janet Wank, Present
Travis Stanczyk, Engineer, GTE

II. APPROVAL OF MINUTES

Motion was made by Mr. Ahwesh, second by Mr. Vaughn, and carried unanimously to approve the minutes of the January 9, 2024, meeting.

III. PUBLIC

No public comment.

IV. BUSINESS

Kossman Development – PetSmart Final Land Development

Brad Simmons of Civil Environmental Consultants and Brad McBurney of Kossman Development spoke on behalf of Kossman Development and 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 for parking, impervious surface coverage, setback, and parking area relief. Site improvements include but are not limited to asphalt paving, proposed parking area, concrete curb, concrete sidewalk, proposed loading dock area, and underground stormwater management facilities. Stormwater management will be controlled using a managed release concept approach with a 24” conveyance system that has been designed to release at rates and volumes outlined by the Township as well as the DEP.

Mr. Stanczyk reviewed his firm’s letter dated February 12, 2024, and stated that there are several comments that need to be addressed. More information is needed regarding use of the rear area for parking and access to PetSmart entrance from this area. After some discussion, it was decided that crosswalk striping would be added to aid safety concerns.

Additional discussion included trash enclosure detail and loading berth area. The applicant stated that the trash enclosure will have a fence around it and the amount of truck traffic will be early morning a couple times a week thus not having an impact on the flex area parking.

Mr. Simmons is requesting two modifications. The first is relief from installing a sidewalk along the frontal of existing and proposed public and private streets and the second is a request to accept the photometric plan as submitted. The photometric plan has light spillover onto the neighboring parcel which is also owned by the applicant. Being that the spillover is onto an access road, in a commercial area, owned by the applicant, and higher light levels help with safety, it makes sense in this case to grant a modification. Additional lighting will be needed for the additional 45 parking spaces located at the rear of the building. Mr. Simmons will verify the existing lighting, and if unable to find the correct wattage and amperage, he will propose replacing the lighting with what is proposed in other areas of the plan.

Motion by Vaughn, second by Ahwesh to recommend approval of the final land development application of Kossman Development for PetSmart at the Chartiers Valley Shopping Center with the condition of the Township Engineers letter dated February 12, 2024, and a modification be granted to eliminate the installation a sidewalk along the access road and to accept the photometric plan as submitted. All in favor. Motion Carried.

V. ADJOURN

Motion by Mr. Vaughn, second by Mr. Ahwesh, to adjourn the meeting at 7:43 pm. All in favor. Meeting adjourned.

Tyler Lonchar, Chairman

Kevin Vaughn