

MINUTES

COLLIER TOWNSHIP PLANNING COMMISSION MUNICIPAL BUILDING April 9, 2024 5:00 P.M. Regular Meeting

I. CALL TO ORDER:

Vice-Chairman Adams called the meeting to order at 5:00 p.m.

ROLL CALL:

BOARD

Tyler Lonchar, Absent
Gary Adams, Present
Dave Abbott, Present
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. Vaughn, second by Mr. Abbott, and carried unanimously to approve the minutes of the March 12, 2024, meeting.

III. PUBLIC

No public comment.

IV. BUSINESS

Neville Park II - Final Land Development and Final Subdivision

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. They are seeking approval for Phase 1 of this project which is 166 units that consist of 46 single family homes, 34 duplexes and 86 townhouses with all the duplexes.

Mr. Jarquin stated that after some discussion at the previous planning commission meeting, they are now going to add 17 decorative lights from Thoms Run Road to the first house to eradicate the dark areas. They will be spaced about 80' apart and 20' tall. It satisfies the 1-foot candle for a pedestrian way and roadway.

Mr. Stanczyk reviewed his firm's letter dated April 9, 2024, and stated that all items in his review letter have been addressed.

Motion by Vaughn, second by Ahwesh to recommend approval of the final land development and final subdivision of Villages at Neville Park II – Phase 1 with the condition of the Township Engineers letter dated April 9, 2024. All in favor. Motion Carried.

Proposed Billboard Zoning Ordinance Text Amendment

Kevin McKeegan of Meyer Unkovic & Scott, and Ryan Wotus of Goldberg, Kamin & Garvin were present to discuss the latest revision to the billboard ordinance. A paragraph, jointly agreed to by both parties, was added to increase lateral spacing requirements. The added paragraph states that each digital billboard fronting along I-376 shall maintain a lateral minimum spacing between any existing or proposed digital billboard of 3,000 feet and each digital billboard fronting along I-79 shall maintain a lateral minimum spacing between any existing or proposed digital billboard of 2,600 feet. The rationale behind this would be to not have a proliferation of digital billboards. The previous spacing was 2,000 feet between billboards.

Mr. Ahwesh inquired about the spacing differences to which Mr. Wotus stated that is due to the number of current billboards on these roads. You do not want to overwhelm a road with multiple billboards by adding more. There was lengthy discussion on spacing and it was decided to make the lateral spacing a standard 2,650 feet.

There was some discussion regarding non-conforming language and some minor revisions were made.

Motion by Vaughn, second by Ahwesh to recommend approval of the proposed billboard ordinance with the changes to the lateral spacing to 2,650 feet and the changes to the non-conforming language. Vaughn, Ahwesh and Adams voted yes, Abbott voted no. By a vote of 3 -1, Motion carried.

Ukrainian Catholic Diocese – proposed text amendment & rezoning

The Planning Commission tabled this item.

Misc

Due to election day, the April 23rd planning commission comprehensive plan meeting is canceled.

V. ADJOURN

Motion by Mr. Vaughn, second by Mr. Abbott, to adjourn the meeting at 6:10 pm. All in favor. Meeting adjourned.

Gary Adams, Vice-Chairman

Dave Abbott, Secretary