

MINUTES

COLLIER TOWNSHIP PLANNING COMMISSION

MUNICIPAL BUILDING

March 12, 2024 7:00 P.M.

Regular Meeting

I. CALL TO ORDER:

Chairman Lonchar called the meeting to order at 7:00 p.m.

ROLL CALL:

BOARD

Tyler Lonchar, Present
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. Adams, and carried unanimously to approve the minutes of the February 13, 2024, meeting.

III. PUBLIC

No public comment.

IV. BUSINESS

Neville Park II - Final Land Development and Final Subdivision

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. 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. Stanczyk reviewed his firm's letter dated March 11, 2024, and stated that many of the open items are housekeeping items as well as several comments that need to be discussed. Proposed street names need to be on the final plan to which Mr. Hilliard said that they will work with the Township and developer and will add to the plan prior to recording. Mr. Stanczyk inquired about the site light plan as you enter the plan from Hilltop Road to which Mr. Jarquin said that there are two options for the photometric plan. Both will use the same light fixture with LED lights. The first option is to have lights with a foggy glaze while the second will not have the glaze. The foggy glaze will have about half of the output as the light without the glaze and will use 40% more energy. There was also some discussion regarding the lighting going to Thoms Run Road, but that area is not part of the lighting plan and Mr. Jarquin will check with their traffic engineer to see how PennDot handles a light fixture in the

right-of-way. The Township engineer will work with Mr. Jarquin on the lighting and a determination will be made prior to the next planning commission meeting.

Mr. Abbott inquired about the access road and whether it will be built in phase 1. Mr. Jarquin replied that depending on stormwater ponds, either temporary access or permanent access roads will be built with phase 1.

Mr. Ahwesh inquired about the soil test in the Valley and whether any soil testing had been done. Mr. Jarquin stated that when they submit for Phase 5 final plans, they will provide a geotechnical investigation with the borings for that area.

The Planning Commission asked Mr. Jarquin to return to the next meeting with a clean plan. The Planning Commission would like a clean plan to recommend to the Board of Commissioners.

Ukrainian Catholic Diocese – proposed text amendment & rezoning

Steven Victor of Victor Wetzel Associates and John Evans of LGA Partners 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, underground parking, 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. The site is currently 40.6 acres with 20.6 acres in the PED and 20 acres zoned R-1. They would like to rezone 9.4 acres of currently zoned R-1 property to PEDD for a total of 30 acres in the PEDD. The footprint of the site will be about four acres and will be completed in one phase.

Mr. Caun mentioned that the Township has received the comment letter from Allegheny County and one item mentioned was to focus on the conditions. Mr. Victor stated that this cultural center is a unique situation, but the definition would allow other venues such as museums and other cultural activities within the PEDD District. One question is the number of people that would be visiting the shrine. Mr. Victor stated that while there will be many people visiting the shrine, it will be a steady presence. It would not be like a sporting event.

Other items discussed included decibel noise from the center including the bell tower, height of the bell tower, language needed regarding occupancy for a retreat, Mr. Caun stated that there are eight conditions and after receiving the County review letter and further discussion this evening, more conditions may need to be added. Mr. Victor stated that he drafted the amendment and would add more conditions if needed and would tak any other suggestions into consideration.

The Planning Commission will discuss further in their workshop meeting.

Proposed Billboard Zoning Ordinance Text Amendment

Mr. Caun stated that there are two drafts of the billboard ordinance in front of the planning commission that were prepared by Kevin McKeegan of Meyer Unkovic & Scott, and Ryan Wotus of Goldberg, Kamin & Garvin respectively. Mr. McKeegan said he has no problems with the one Mr. Wotus prepared and to make things easier, his draft can be removed from discussion. He stated that ordinance was before the Board of Commissioners the previous month and after some discussion, there were questions raised as to why digital billboards are

treated differently in two zoning districts, should the ordinance be more specific about conditions for conditional use, and should existing billboards be allowed to be converted.

Mr. Wotus stated that he is there on behalf of Lamar Advertising and his office has reached out to PennDOT to see if any of the existing non-conforming billboards would be able to be modified to be digital to meet the intent of the changed ordinance per PennDOT's regulations. Mr. Wotus is currently working with PennDOT on this and asked that this be tabled until the next meeting to allow PennDOT time to respond. He stated that if PennDOT had additional recommendations, the ordinance would have to be changed again. Mr. McKeegan asked that the planning commission vote on this item tonight.

The Planning Commission will give PennDOT until their next meeting to respond and will discuss further at that meeting.

Misc

Mr. Caun stated that the BOC has decided to change the time of their monthly meeting from 7:00 pm to 5:00 pm. He asked if the planning commission would like to do the same. It was decided that the planning commission would also hold their meeting at 5:00pm.

V. ADJOURN

*Motion by Mr. Vaughn, second by Mr. Abbott, to adjourn the meeting at 8:50 pm. All in favor.
Meeting adjourned.*

Tyler Lonchar, Chairman

Kevin Vaughn