

MINUTES

COLLIER TOWNSHIP PLANNING COMMISSION MUNICIPAL BUILDING May 14, 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

II. APPROVAL OF MINUTES

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

III. PUBLIC

No public comment.

IV. BUSINESS

Ukrainian Catholic Diocese – proposed text amendment & rezoning

Steven Victor of Victor Wetzels Associates and Jonathan Glance of LGA Partners represented the Ukrainian Catholic Diocese and their submittal of a curative amendment. The applicant would like to build a cultural complex on their property located off 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 as a conditional use. 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.

Father Jason Charron spoke of the spiritual value of a cultural center and shrine.

Josh Haydo of Wooster & Associates Traffic Consultants stated that they did a cursory review of the site that included safety, site distance, need for turning lanes, history of accidents and whether the road could support this use as well as an evaluation of parking. He said that there are no similar uses to compare this to, so they compared it to uses that would currently be permitted at the site in general terms. They used a 200,000 square foot office space for

comparison reasons and they believe that the cultural center would not have that amount of traffic on adjacent roadways.

Mr. Vaughn asked what the economic impact to Collier Township would be, to which Mr. Victor stated that there would be less vehicles with the cultural center. Mr. Caun inquired as to how he got that number and Mr. Victor replied that they can only estimate the amount of traffic would be. They would provide 360 parking spaces on site, and this would be based on the size of the nave and 3-4 people per car. There was discussion as to what would happen if the parking lot were full, to which there was no answer to this question. Mr. Haydo believes that Ridge Road as is will be able to handle the amount of traffic generated for a cultural center. After extended discussion, Father Charron stated that he does not want the taxpayer to pay for any road infrastructure and if the Township would give him a ballpark figure to meet this need, then he would raise that money so the taxpayer in Collier would not have to.

Mr. Ahwesh stated that he does not like to send anything to the Board of Commissioners that is not in polished shape and in his opinion, this is not ready to go to the BOC and he is not sure if he would recommend it if it were. Mr. Vaughn does not believe this would be good for the residents of Collier mainly due to the economic hardship and inconveniences that may be incurred. Mr. Abbott said that while the concept is fabulous, he does not think the location is right for it. Mr. Adams agrees with the other members of the commission.

Mr. Victor requested that they continue with a public hearing and go before the Board of Commissioners. Mr. Caun will let him know when that date would be.

Motion by Vaughn, second by Abbott to recommend denial of the rezoning and text amendment application. All in favor. Motion Carried.

Taj Mahal Final Land Development

Taj Mahal has requested an extension until June. The Planning Commission tabled this item.

Misc

Mr. Caun stated that the BOC made a motion to have the Planning Commission explore rezoning Thoms Run Road from Presto to KP Hollow Road. The area lends itself to residential and commercial. It will be discussed after the next comprehensive plan meeting.

V. ADJOURN

Motion by Mr. Vaughn, second by Mr. Abbott, to adjourn the meeting at 6:02 pm. All in favor. Meeting adjourned.

Gary Adams, Vice-Chairman

Dave Abbott, Secretary