

MINUTES

COLLIER TOWNSHIP PLANNING COMMISSION MUNICIPAL BUILDING June 11, 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 by Mr. Vaughn, second by Mr. Ahwesh, and carried unanimously to approve the minutes of the May 14, 2024, meeting.

III. PUBLIC

No public comment.

IV. BUSINESS

Taj Mahal Final Land Development

Mr. Caun stated that the applicant has asked for an extension of time to respond to the engineer's comments.

Wolfgate Development & Estate of Robert Drew- Digital Billboard Conditional Use Application

Mr. Stanczyk stated that the applicant submitted a response to his review letter dated June 5, 2024, and he did review it but hasn't had a chance to submit the review letter to the Township. The only outstanding comment is for the applicant to provide structural design computations according to section 2310.3.C of the Township zoning code with regards to wind load.

Tim Earle of Wolfgate stated that there are two different options for the planning commission to consider as to how they'd like Collier Township's name to be shown. Option 1 would be to have the Township name as a tag below the billboard with the Township logo on the pole, and option 2 would be to have a flagpole 100' from the billboard with a 4' high and 40' long knee wall that has the Township name on it. After some discussion, the planning commission

inquired if they could have both, to which Mr. Earle stated that yes, they would be amenable to that.

Mr. Caun stated that a public hearing has been scheduled for July 8, 2024.

Motion by Mr. Vaughn, second by Mr. Abbott to recommend approval of the Conditional Use application of Wolfgate Development & the Estate of Robert Drew for the installation of a digital Billboard with the following conditions:

- 1. Satisfactorily addressing all items in the GTE review letter dated June 5, 2024.*
- 2. Installation of signage indicating the Billboard is in Collier Township, as depicted on Exhibit A of the application.*
- 3. Installation of the Flagpole with appropriate lighting, and wall with signage, as depicted on Exhibit A of the application.*

Lamar Advertising & Samuel P. Kamin Spousal Trust – Digital Billboard Conditional Use application

Mr. Caun stated that the applicant has asked for an extension of time to respond to the engineer's comments.

Misc

There was some discussion regarding rezoning Thoms Run Road from Presto to KP Hollow Road. Mr. Caun will send the planning commission additional information, and this will be discussed at the July planning commission meeting.

V. ADJOURN

Motion by Mr. Vaughn, second by Mr. Abbott, to adjourn the meeting at 5:45 pm. All in favor. Meeting adjourned.

Gary Adams, Vice-Chairman

Dave Abbott, Secretary