

MINUTES

COLLIER TOWNSHIP PLANNING COMMISSION

MUNICIPAL BUILDING

December 9, 2025, 5:00 P.M.

Regular Meeting

I. CALL TO ORDER:

Chairman Abbott called the meeting to order at 5:00 p.m.

ROLL CALL:

BOARD

Mike Ahwesh, Present
Dave Abbott, Present
Gary Adams, Present
Kevin Vaughn, Present
Mary Ann Cupples, Present

STAFF

Bob Caun, Present
Janet Wank, Present
Shawn Wingrove, Engineer, LSSE

II. APPROVAL OF MINUTES

Motion was made by Mr. Vaughn, second by Ms. Cupples, and carried unanimously to approve the minutes of the October 14th meeting.

III. PUBLIC

No public comment.

IV. BUSINESS

7-Brew Coffee Preliminary and Final Major Land Development

Bob Gage of 7-Brew Coffee was present to discuss the proposed plan to construct a drive-thru coffee shop at the former Arby's location at 1140 Washington Pike. The applicant had previously received variances from the Zoning Hearing Board for setbacks, buffer and parking.

Mr. Gage stated that he has received the LSSE review letter and will incorporate their responses into his resubmittal. There were two comments on the LSSE review that were discussed. The first is the free flow parking requirement. Mr. Gage stated that there are five queueing spaces along with two spaces for overflow parking for the queue. The other parking spaces are for the employees only and all orders will be through the drive-thru. The second comment is regarding Recreation Open Space. Being that they do not have the space, they are requesting to pay a fee in lieu of. Mr. Caun stated that he will work with the applicant on this.

Infiltration testing is being completed this week for stormwater management and the ACCD review mentioned a pedestrian crossing with striping at the entrance and pedestrian striping from parking spaces to the sidewalk. Mr. Caun said that the ACCD is a recommendation and not required.

Mr. Abbott stated that the location is in Collier Township, and not Bridgeville. He asked the applicant to specify Collier Township going forward. Mr. Gage stated that it will be changed to Collier Township.

The applicant will submit revisions along with stormwater management and will go before the Planning Commission at their January meeting.

Discount Tire Preliminary and Final Major Land Development

Lauren Clarke of Bohler Engineering represented Discount Tire with their proposed plan to construct a Discount Tire store at the former Peter's Place Restaurant located at 1199 Washington Pike. The applicant had previously received variances for lighting from the Zoning Hearing Board.

Ms. Clarke reviewed the site plan and stated that the NPDES for stormwater management is currently under review by the DEP and ACCD. There was ample discussion on how delivery trucks will exit to Washington Pike. There was concern that tractor trailers leaving the site would take two lanes to make the right-only turn and how they were going to turn around to most likely get to I-79. It was suggested that the tractor trailer delivery truck back in for deliveries and go out the way they came in at the light. Ms. Clarke stated that they can be made as a regulation.

Ms. Clarke stated that there are two waivers that they are requesting. The first waiver request is for relief from extension sidewalk along the community driveway. The applicant is asking for a waiver to install a sidewalk to Washington Pike instead. Ms. Cupples inquired if this sidewalk would be ADA accessible, to which Ms. Clarke said it would not. There was extended discussion on whether this access sidewalk would be required to be ADA accessible and ideas were discussed. Bob Caun will discuss this with the Township solicitor and Ms. Clarke will look at other ways this could be made ADA accessible.

The second waiver request is for footcandles. Ms. Clarke stated that they were granted waivers for lighting by the Zoning Hearing Board to allow up to one footcandle onto adjacent property, however, the SALDO requires a minimum one footcandle onto all paved areas. Their photometric shows it dips to .2 footcandle in that area. Ms. Clarke is requesting a waiver to permit less than 1.0 footcandle measurement within the parking and pedestrian area on the property when measured at three feet above grade.

Mr. Wingrove stated that his firm had received a revised submittal from the applicant earlier in the day, but it has not yet been reviewed.

This will be discussed further at the Planning Commission in January.

Nixon Property Major Subdivision and Tentative PRD

This item has been tabled until a future meeting.

Proposed Text Amendment to B-3 District to allow Animal Hospital

Shawn Gallagher of Buchannan Ingersoll & Rooney represented the applicants, Emily Morse, Mark Mason and Collier Town Square to allow "animal hospital" as an allowable use in the B-3 District. PetVet has signed a lease agreement with Collier Town Square unaware that it was

not an allowable use in the B-3 District. Mr. Gallagher is requesting that “animal hospital” be an allowable use under Special Exception in the B-3 and subject to stipulations noted in section 1906.2.

Ms. Morse stated that PetVet is different from other animal hospitals that have waiting rooms and exam rooms. PetVet does not have a waiting room, and the exam rooms look like living rooms with couches and chairs to make the pet and owner more comfortable. PetVet does not do boarding and drop offs and only sees 8-12 pets per day.

Mr. Caun reminded the Planning Commission that this meeting is not about allowing PetVet but instead allowing “animal hospital” as an allowable use in the B-3 District for any animal hospital to be allowed in the B-3.

There was discussion that they use a new definition instead of “animal hospital”, something that tailors to what they are doing. Mr. Gallagher stated that they would create a new definition and conditions that would tailor it to fit in with the intent of the B-3 District as a specialized upscale district.

The applicant will re-draft the text amendment and will return at a future meeting.

Settlers Pointe - request for waiver of buffer trees

Bryan Muraco and Rick Stambrosky, developer and builder of Settlers Pointe, are requesting a waiver for installing buffer trees at Settlers Pointe. There are existing trees and vegetation that provide screening for the Settlers Pointe and adjacent properties. They also planted 100 trees planted along the upper portion of the open space to create privacy. They are not eliminating any trees, just placing them elsewhere in the plan.

*Motion by Mr. Vaughn, second by Mr. Ahwesh, to recommend approval of a waiver of portions of the buffer area at Settlers Pointe in accordance with section 2103.1.E of the Collier Township zoning ordinance.
All in favor. Motion carried.*

V. ADJOURN

*Motion by Mr. Vaughn, second by Mr. Abbott, to adjourn the meeting at 6:50 pm. All in favor.
Meeting adjourned.*

H. David Abbott, Chairman

Gary Adams, Secretary