

## OFFICIAL: TOWNSHIP OF COLLIER

The Zoning Hearing Board of Collier Township has scheduled a public hearing for Tuesday January 20, 2026. The hearing will begin at 7:00 pm at the Collier Township Municipal Building, 2418 Hilltop Road, Presto, PA 15142

The hearing is requested by the following applicant:

ZHB-2025-0015– Applicant TGDQ, LLC, 11810 Sundae Drive, North Huntingdon, PA 15642 is requesting the following variances from Collier Township Zoning Ordinance #687.

1. Section 903.1.E Minimum Lot Area. The Ordinance requires a minimum lot area of one acre. The applicant is requesting to reduce the minimum lot area requirement to .58 acres.
2. Section 903.4 Minimum Impervious Surface Coverage. The applicant is requesting to exceed the allowable 60% impervious surface coverage.
3. Section 908.1.A Vehicular Access: The Ordinance prohibits use of a local road for ingress and/or egress. The applicant is requesting permission to utilize Winstein Street for vehicular ingress and egress.
4. Section 2103.1.B. The applicant is requesting to reduce the minimum Buffer Yard Area along property lines from the required 25' for Buffer Yard "B" to a 10' Buffer Yard.
5. Section 2203 and 2114, Off-Street Parking. The applicant is requesting to reduce the minimum number of parking spaces from thirty-nine (39) to twenty (20).
6. Section 902.2.B Accessory Uses: The applicant is requesting to install a drive-through in a zoning district where drive-through is not permitted.

The property is located at 1255 Washington Pike, Bridgeville, PA 15017 also known as Parcel ID's 195-A-1, 195-A-2, and 195-A-3.

Any and all interested persons wishing to be heard should appear at the above specified time and date.

Zoning Hearing Board