



COLLIER TOWNSHIP

2418 Hilltop Road, Suite 100 • Presto, Pennsylvania 15142 • 412.279.2525 • Fax 412.279.2380

COLLIER TOWNSHIP - BOARD OF COMMISSIONERS

WORKSHOP MEETING MINUTES

March 9th, 2026

5:30 P.M.

I. CALL TO ORDER – Please mute all cell phones, pagers, and devices with ringtones.

A. PLEDGE OF ALLEGIANCE

B. ROLL CALL

The following Commissioners were present for this meeting:

Commissioner MaryAnn Cupples, President of the Board
Commissioner Tim Downey Jr., Vice President of the Board
Commissioner Dawnlee Vaughn
Commissioner Gabriel Benvenuti
Commissioner Julie Murphy

Additionally present were the following members of Township staff:

George Macino, Township Manager
Amy Medway, Township Secretary
Robert Caun, Planning Director
Robert Shazer, Parks and Recreation Director

C. EXECUTIVE SESSION

No executive session was held before this meeting.

II. DISCUSSION: Nixon Development/Collier Ridge Development item tabled from February 23rd, 2026 meeting.

Commissioner Murphy commended the public for the excellent turnout of individuals to learn more about the proposed development. Mr. Caun was in attendance to provide a presentation to



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the Board and the public concerning the Township's comprehensive plan (comp plan), how the comp plan relates to this proposed development, and what the zoning ordinances read concerning this proposed use. Beginning with the comp plan and the use of the Pennsylvania Municipalities Planning Code (abbreviated as MPC), the MPC is a state law that determines how municipalities are to treat zoning applications and land use applications. The MPC also dictates that roughly every decade every municipality will perform a comprehensive plan evaluation. For Collier Township, this means hiring a consultant and spending approximately 18 months to evaluate data, demographics, land areas, existing land use, and projected areas where development and/or growth can be established. The end result is the creation of a comp plan to be used as a guide to the Township's current status and improvements to be made in the future; in turn, the comp plan influences the creation of the Township's zoning ordinances by determining which areas are good for what kind of residences, businesses, and industrial uses. This influences the creation of the zoning ordinances, which in turn influence the creation of the Township's zoning map allowing certain residential, business, and/or industrial developments in specific areas of the Township.

Since 1987, the Collier Ridge/Nixon Development location has been identified for light industrial and, since 2001, mixed use development. This zoning district that the development resides in is the Planned Economic Development (PED) that allows for Planned Residential Development (PRD) as a mixture of residential, commercial, and office space uses. The current proposed development utilizes 154 acres out of 370 acres. The developer is required to have at least 20 percent of the space left as open space (with steep slopes, wetlands, and certain other spaces not counting towards this total), follow all relevant ordinances and laws in place by the municipality, the county, and the state, and adhere to strict Department of Environmental Protections (DEP) regulations concerning stormwater after a lawsuit was filed concerning sanitary sewer overflows. Some roads that have been known for flooding in the Township after hard rain have seen improvement in this respect when development has taken place and required stormwater management ponds have been put in to control the flow of stormwater. It is important to note that the amount of post-development stormwater runoff is strictly disallowed by the DEP from being greater than the stormwater runoff caused by the pre-development conditions, meaning that new construction is not allowed to create more stormwater flow after construction is completed than would already have been present at the location before construction began; if it does, retention and control measures are required.

One of the possible misconceptions concerning this plan is that the 806 proposed units will appear almost immediately. Given the limitations and restrictions in place, the significant review and approval that plans undergo, and multitudinous other steps that must be followed at the



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Township, county, and state level for a development to take place, this construction will not be an immediate appearance in the Township on this property. Sunrise Junction was provided as an example, where the homes appeared at what some residents considered an alarming speed, although it has been nine years since the plan appeared before the Board for tentative approval in 2017, and during those nine years 70 homes were constructed. Likewise, Creekside Meadows was a development of 50 homes that took six years to finish. Construction takes time, and homes will not appear immediately. The number of homes is another possible concern for residents. The developer is developing the property at six units per acre, when in the PED district that the property is located in, the maximum units allowed per acre is sixteen. Over 2400 units as garden apartments, mid-rise and high-rise apartments, and townhomes could be built and would still be compliant with the Township's zoning ordinances. As long as that compliance exists, the Township is unable to deny the tentative approval. To meet the commercial requirement, some approved uses in the PED district (only a partial list) include business/professional offices, commercial recreation, high tech industry, research development, hotels/motels, nursing homes, planned office research facilities, and retirement homes.

Another misconception is that when a developer wanted to construct an industrial park in this location, the Township was able to deny that development. This is technically incorrect, as the purpose of industrial park was a permitted use that could not be denied by the Township, but the developer did not have the money to proceed with the development due to not being able to build the industrial park in a Keystone Opportunity Zone (KOZ) to acquire necessary grant funding. The Township was able to deny the property's rezoning to a KOZ, which is why the development did not proceed; denial of a rezoning request is distinctly different than denial of permitted use in a correctly zoned area. A good example of this was the Prestley Heights development. Initially, the proposed development for Prestley Heights was 158 townhome units, but the residents did not support the plan, and although the plan met the ordinance's requirements the commissioners at the time denied them their tentative approval due to public opposition. The developer sued the Township, the commissioners' decision was litigated in court and overturned, and the Township lost the right to place any restrictions on the development as it progressed, including essential items such as stormwater control measures and sidewalks. It was only due to the developer changing their plans from 158 townhomes to 78 single family homes that the Township was able to regain control of the development, allow tentative approval when it met the ordinance requirements, and allow it to progress as long as it met all necessary criteria.

As part of the Collier Ridge/Nixon Development, an additional concern is the current condition of Fort Pitt Road. The developer stated that the road will be subject to significant upgrades to meet current specifications as part of the plan implementation. Additionally, the Township



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collects \$2,200/unit in traffic impact fees that will be used to perform traffic improvements. An additional concern expressed was that the Fort Pitt neighborhood will see a significant amount of traffic along a small, tight connecting road. A suggestion was made to gate the road at the top and bottom and provide a siren-activated gate without cutting off access completely, and to utilize this road as an access point for emergency vehicles or as an evacuation point for the Fort Pitt residents in the event that evacuation is necessary.

Commissioner Murphy put forth an inquiry about the removal and replacement of trees in the development. Mr. Caun confirmed that trees within a certain circumference will need to be replaced. The developer confirmed that certain trees along Noblestown Road entering the development do meet that criteria, and they will comply with any additional requirements concerning the trees. It was noted that this is an application for tentative land approval, so any existing or continuing issues upon final approval will need to be addressed. Discussion was held concerning the specifics of the existing tree ordinance, how the developer as the applicant performs a tree survey and posts a bond for the trees, plants the trees as part of the work performed, and how the work is reviewed. Additional questions were fielded concerning the use of the road for emergency access, stormwater control and the use of stormwater ponds and additional remediation, the role of the Township and the DEP in reviewing the stormwater plan and Natural Pollution Discharge Elimination System (NPDES) permit, the final height of the apartment buildings, the specifics of the homeowner's association(s) and the implementation, recreational facilities, resolution of any mine subsidence, open space requirements, and utilities.

The request for sidewalk waivers proposed along Noblestown Road and Scott's Run Road was discussed. The developer will install sidewalks at every road frontage within the development, but with this waiver they will provide an alternative to sidewalks on those two roads, due largely to steep slopes limiting the installation. They are also open to discussion concerning a pedestrian bridge crossing the Chester McGann towing property to access the Panhandle Trail. The potential use of a fee in lieu was also discussed in the event that a good faith effort to connect access to the Panhandle Trail should go awry. It was noted by the solicitor that although legal conditions can be placed on tentative approval, it cannot be denied if the proposed use is a permitted use that is obeying all pertinent ordinances and laws.

III. Public Comment Re. Nixon Development – Please limit your comments to three minutes.

William Wegener, 25 Willin Avenue: Individual was called for public comment but did not wish to speak.



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Brian Profeta, 21A 5th Street: Statements were made concerning how the Nixon Development would affect public safety, infrastructure, economic impacts, and concerns over how the additional families with children would impact the capacity of the school district and the school district's ability to manage its debts with the additional children.

Greg Gordon, 15 Suburban Avenue: Expressed concerns about the effectiveness of retention ponds during a large storm when the water is dumped to prevent the pond from breaching. Stated that his father served on the board years ago and hoped that the board would listen to resident concerns over the Nixon Development.

Mark Sokalski, 204 Meadowgrove Circle: Advised the board to reexamine the ordinance as he believes the area would need to be rezoned for residential construction in the way the Nixon Development is currently proposed. It is his opinion that there is not enough space for the proposed 6 units per acre and that detailed drawings should be provided even at this tentative approval stage to ensure that the code is being met and no variances will be required.

David Pegher, 38 Sunnyside Drive: Individual ceded his time to Mr. Profeta to allow him three additional minutes to speak, as put forth and accepted by the board.

Sarah Fuget, on behalf of Allegheny Land Trust (owners of Walker-Ewing Log Cabin at 1355 Noblestown Road): Expressed concerns over the impact of stormwater management on protected species of wildlife, on the process of conditional use approval and how it relates to the Nixon Development, and if the proposed development meets with certain proposed community standards to allow for the balance of urban development and green space.

Barbara Riedl, 17 Suburban Avenue: Offered opinion that a big development is unnecessary and unwanted by the residents of the Township.

Mr. Courtney Williams, 1228 Trailside Drive: Requests that the board consider all options when reviewing the Nixon Development and to hold the developers accountable to any problems that may arise, including stormwater management, because the residents will bear the brunt of the impact.

IV. DISCUSSION: Ballfields at Collier Park discussion.

Review of project design and necessary items and costs, permit-level plans created by Gibson-Thomas for the project, project scope, grading and stormwater control measures, the five new



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proposed fields, field surfacing and uses, and building costs. Review of pole pricing from Musco Lighting, electrical bid costs to provide conduit and setup for light poles, plumbing construction bid costs, and paving bid costs and how the costs relate to the general contract. Review of separation of base bid into site improvements, stormwater infrastructure, the five fields and the possible use of all synthetic turf, all-natural cover of grass and clay, or a combination of the two. Discussion was held concerning the benefits of turf over grass for the individuals using the fields and comparison of pricing for new versus what work was done for South Fayette and Upper St. Clair and how to get Collier's project off the ground by awarding the contract, securing funding and inquiring about naming rights and sponsorships, and reviewing add alternates to meet budget requirements as needed.

Commissioner Murphy noted that the residents are expecting the board to compromise on the price of the ballfields and recommended reviewing both contingencies and "soft costs" such as engineering fees for the board. Mr. Shazer established that there is a definite need for the provision of fields for the community. Discussion was held between Mr. Shazer and the board concerning the current state of the fields and how they are being utilized by organizations and community members, how field availability is affecting how many organizations can use them and how the school and even some surrounding communities are struggling to fulfill the need for youth sports, and further about what can be removed from the project and how to curb expenses and manage costs. The agreed-upon approach by the board is to reduce the costs where possible by removing unnecessary items in limited scope to avoid needing to rebid the project with the aim of reducing the project cost to \$10 million as much as possible, consisting of the \$8 million initial projected figure and the "soft costs" and contingencies, though there is some room for variation if the figure should go over. It was noted that this number was agreed upon two years ago and costs of materials and labor have risen in that time, but if extraneous items can be removed without requiring a rebid of the contract, then it is a possibility worth looking into.

V. Public Comment Re. Ballfields at Collier Park – Please limit your comments to three minutes.

Paul Smocer, 1305 Cambridge Drive: Expressed concern regarding the focus on baseball fields and the consideration of other expenditures, priorities, and strategic investments to benefit the community.

Andrea Prohaska, 219 Ewing Road: Inquired concerning grants and noted for the board that a line of credit that is not fully utilized can incur penalties, so acquiring a grant for \$10 million will be less useful if the Township has an \$8 million project.



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Chandler Lawrence, Cronin Enterprises: Made remarks for the board concerning cost-saving measures that can be taken on the ballfield project. Cronin Enterprises did bid on this project and came in high. It was noted that these are only ideas for the board and that a separate meeting will not be entertained due to this conflict of interest.

VI. New Business

1. Consider action to approve the Zoning Ordinance Text Amendment request of HMRT/CSIM - Collier Owner, LLC and Team Togo Leasing, LLC d/b/a PetVet 365, to amend the Collier Township Zoning Ordinance to add "Specialty Veterinary Clinic" as a use by special exception in the B-3 Zoning District. The Planning Commission reviewed and the vote was 2-2 on the recommendation.

Motion to approve made by Commissioner Vaughn, seconded by Commissioner Murphy. Four ayes, one nay, motion carries with the following votes:

Commissioner Cupples: Nay
Commissioner Downey: Aye
Commissioner Vaughn: Aye
Commissioner Benvenuti: Aye
Commissioner Murphy: Aye

2. Consider action to approve location of regular commissioners' meeting on March 23rd, 2026. The meeting was originally to be held at the Collier Township Municipal Building; however, due to significant public interest and to ensure a safe environment for all attendees, the meeting shall be moved to the Chartiers Valley School District high school auditorium.

Motion to approve new meeting location made by Commissioner Downey, seconded by Commissioner Murphy. Four ayes, one nay, motion carries with the following votes:

Commissioner Cupples: Nay
Commissioner Downey: Aye
Commissioner Vaughn: Aye
Commissioner Benvenuti: Aye
Commissioner Murphy: Aye



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VII. Approval of General, Sewer and Capital Account items.

Invoices Paid, Checks Written and Bills Requested from February 9th, 2026, to March 6th, 2026:

- General Fund in the amount of \$292,934.30
- Capital Fund in the amount of \$125,683.72
- Sewer Fund in the amount of \$7,802.78

Motion to approve payment of bills and invoices made by Commissioner Benvenuti, seconded by Commissioner Cupples. All ayes, motion carries.

VIII. Adjournment

Motion to adjourn made by Commissioner Vaughn, seconded by Commissioner Murphy. All ayes, meeting adjourned at 8:30 PM.