

MINUTES

COLLIER TOWNSHIP PLANNING COMMISSION

MUNICIPAL BUILDING

February 20, 2020 7:00 P.M.

Regular Meeting

I. CALL TO ORDER:

Chairman Vaughn called the meeting to order at 7:00 p.m.

ROLL CALL:

BOARD

Mike Ahwesh, Present
Tom Chidlow, Absent
Tyler Lonchar, Present
Doug Price, Present
Kevin Vaughn, Present

STAFF

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

II. APPROVAL OF MINUTES

Motion was made by Mr. Price, second by Mr. Ahwesh, and carried unanimously to approve the Minutes of the January 16, 2020 meeting.

III. PUBLIC

No Comments

IV. BUSINESS

Chase Bank – Preliminary Major Land Development

Mr. Caun stated that Chase Bank was before the Planning Commission previously and had received a recommendation from the planning commission for a lighting modification and a sidewalk waiver, but some issues have since come up with their landscaping plan. Eight trees are required – four under zoning and four under SALDO – to be located at Chase Bank. When the property owner looked at the plan, they felt that four trees along Route 50 would block the sight distance to LA Fitness and Fresh Thyme Farmers Market. Ms. Erin Gogolin, of Bohler Engineering, stated that they are requesting a waiver to place two of the trees by Office Max and the other two trees near the Firestone store. The trees will be about 10-15' mature height. The Planning Commission agrees with the two trees by Office Max but does not believe the location by Firestone is a good choice and inquired as to why the trees could not be placed in front of the bank along Route 50. Joe Satkovich of Zamias Services stated that if placed there, the trees would block a pylon sign for the shopping center. Ms. Gogolin asked if additional landscaping and shrubs could be a substitution for the two trees. Mr. Satkovich said that shrubs could be also placed around the pylon. Ms. Gogolin said they could put the same shrubs in both by Chase Bank and Firestone and remove the two trees that were planned at Firestone.

There was some discussion regarding the sidewalk and whether it would be required. Mr. Caun noted that the Board of Commissioners are looking into beautifying Route 50. A Route

50 Beautification Commission has been formed and the group is meeting with local and state representatives about Route 50. Initially they are investigating landscaping and sidewalks along the route to make the area more walkable. Mr. Caun stated that there is a proposal from PennDOT to do widen part of Route 50 from Interstate 79 to where Chase Bank is proposed. PennDOT normally installs sidewalks as part of their project, but this specific project has been postponed several times and is contingent on several projects. Mr. Caun suggested that sidewalk be installed prior to occupancy issuance, allowing time to see if the PennDOT project happens, and if not, then Chase would be responsible for installing the sidewalk. The sidewalk would go in the existing 5' access easement.

Motion by Mr. Price, second by Mr. Ahwesh to deny the request for waiver from the Subdivision/Land Development Ordinance Section 22-804 requiring sidewalks along the roadways. All in favor. Motion Carried.

- a. *Motion by Mr. Lonchar, second by Mr. Price to grant a modification from the Subdivision/Land Development Ordinance Section 22-807.1 requiring one shade tree in the front yard for each 50-feet of lot frontage along all public rights-of-way. The applicant proposes to plant two (2) trees along Route 50 at the OfficeMax location and plant a row of bushes/shrubs, equal in amount and type as the bushes/shrubs in front of Chase Bank as shown on the Landscaping Plan, to be placed along Route 50 in the planting strip between Firestone and Office Max. All in favor. Motion Carried.*

V. ADJOURN

Motion by Mr. Lonchar, second by Mr. Price, to adjourn meeting at 7:43 pm. All in favor. Meeting adjourned.

Kevin Vaughn, Chairman

Tyler Lonchar, Secretary