

# AGENDA

## COLLIER TOWNSHIP BOARD OF COMMISSIONERS

### REGULAR VIRTUAL MEETING

July 27, 2020

7:00 PM

#### I. Call to Order

- A. Pledge of Allegiance
- B. Roll Call
- C. Executive Session

#### II. Approval of Minutes

- A. June 8, 2020 – Board of Commissioners Workshop Meeting
- B. June 22, 2020 – Board of Commissioner Regular Meeting

#### III. Report of Officials and Committees

- |                   |                                |
|-------------------|--------------------------------|
| A. Solicitor      | G. Parks & Recreation          |
| B. Engineer       | H. Planning/Development/Zoning |
| C. Manager        | I. Public Safety - Fire        |
| D. Building/Codes | J. Public Safety-Police        |
| E. COG            | K. Public Works                |
| F. Finance        |                                |

#### IV. Old Business:

- 1. Oil and Gas Ordinance Clarification from July workshop public comment

#### V. Public Comment/Comment on New Business Items

Public Comments on Agenda items can be emailed to [collierpublic@colliertwp.net](mailto:collierpublic@colliertwp.net) by 4:00p.m. July 27<sup>th</sup>. With your comments, please include your name and address.

#### VI. New Business:

- 1. Consider action to approve the Preliminary Legacy Subdivision Plan subject to the following conditions:
  - A. Satisfaction of the comments contained in the LSSE review letters.
  - B. Inclusion of a sidewalk meeting Township specifications along the entire Ridge Road frontage of Lots 1, 2 and 3.
  - C. Inclusion of the owners of Lots 2 and 3 as signatories and co-applicants on the Plan.
- 2. Consider action to approve the application for tentative approval for the Legacy Planned Residential Development submitted. **(Read full motion attached to agenda)**
- 3. Consider action on Ordinance 713; An Ordinance authorizing the incurring of nonelectoral dept by the issuance of a General Obligation Note in the principal amount of two million six hundred ninety-five thousand dollars (\$2,695,000.00)

4. Consider action to set a public hearing date of Monday August 24, 2020 at 6:00 pm for the rezoning application of C. Hackett Holdings. The applicant requests to rezone Parcel ID 260-R-1 from R2-A Suburban Residential PRD District to B4 Commercial & Light Industrial District.
5. Consider action on Resolution 072720-01 , a Resolution approving the Allegheny County Coronavirus Relief Fund Recipient Agreement, authorizing the filing of its CARES Reimbursable Expenditures Form, and designating the Township Manager as the individual responsible for signing and executing the agreement on behalf of Collier Township.
6. Consider action on Resolution 072720-02, a Resolution requesting a Watershed Restoration and Protection Program grant in the amount of \$300,000 from the Commonwealth Financing Authority for PRP Stormwater Improvements.
7. Consider action on Resolution CSD072720-03, a Resolution authorizing the submission of a request to PennDOT for a 75% reimbursement for costs incurred for relocating sanitary sewer facilities affected by the S.R. 50, Section A26 Widening project.

**VI. Account Transfer(s)**

**VII. Approval of General Fund Operating Account items:**

**VIII. Approval of Capital Investment Account items:**

**IX. Adjourn**

Subject to Change up until 10 minutes before meeting

**Legacy PRD**  
**Motion for Approval of Tentative PRD Plan**

Motion: To approve the Application for Tentative Approval for the Legacy Planned Residential Development submitted by Legacy Development, LP, subject to the conditions listed on Exhibit A attached hereto, and to include approval of the modifications listed on Exhibit B attached hereto.

The Township Solicitor is directed to prepare an official written communication granting approval of the Application in accordance with this motion.

**EXHIBIT A**

**Conditions of Approval**

The Board finds that the following conditions will be in the public interest and will protect the public health, safety and welfare given the particular nature of the proposed development and the site upon which it is located, and that the Applicant's compliance therewith would warrant tentative approval.

1. All technical and engineering review issues mentioned in the review letters submitted by the Township Engineer dated March 16, 2020, May 14, 2020 and June 15, 2020 shall be satisfied to the reasonable satisfaction of the Township Engineer.
2. Applicant will execute a Developer's Agreement with the Township, acceptable to the Township Solicitor and Township Engineer.
3. Traffic impact fees as determined in accordance with the Township's traffic impact fee regulations, in the amount of \$1600.00 per building lot, shall be paid at the time of application for a building permit per the Traffic Impact Fee ordinance.
4. Applicant chooses to pay Fee-In-Lieu of Recreation Open Space. The amount of the fee is \$177,600 payable in full prior to the issuance of a building permit.

5. Applicant chooses to pay a fee-in-lieu of \$110/mitigation tree not planted. The amount of the fee is \$13,640 payable in full prior to the issuance of building permits.

6. Applicant to obtain approval of the Final Legacy Subdivision Plan.

**EXHIBIT B**

**Grant of Modifications**

The following modifications have been requested:

1. Section 27-202 – Definitions Dwelling Types - Townhouses

Requirement: Townhouse Units shall be no more than 2-1/2 stories in height.

Modification Requested: To allow a 3 story Townhouse building.

Motion to \_\_\_\_\_ request

2. Section 27-1603.7.A – Minimum Front Yard Setback

Requirement: 25' Front Yard Setback per PEDD R-3 District.

Modification Requested: Provide a range between 20' to 38' variable front yard setback along the front of buildings.

Provide a 15' side setback along the side of Building 18A (side of building only - near the CBU area)

Motion to \_\_\_\_\_ request

3. Section 27-1803.10 – Distance Between Buildings

Requirement: 40' minimum distance between buildings.

Modification Requested: To provide a variable distance with a minimum distance of 30' to 40'.

Motion to \_\_\_\_\_ request

4. Section 27-2111.2.A – Steep Slopes Controls 15% to 25% Slopes

Requirement: No more than 50% disturbance of the 15% to 25% slopes.

Modification Requested: To disturb 76% of the 15% to 25% existing slopes.

Existing: 40 ac 15% to 25% slopes

Proposed: 7.6-ac disturbance (75%)  
(2.6 additional acres disturbance)

Motion to \_\_\_\_\_ request

5. Section 27-2111.B – Steep Slope Controls – 25% to 40% Slopes

Requirement: No more than 25% disturbance of the 25% to 40% slopes.

Modification Requested: To disturb 61% of the 25% to 40% existing slopes.

Existing: 2.94 ac 25% to 40% slopes

Proposed: 1.8-ac disturbance (61%)  
(1.0 ac additional disturbance)

Motion to \_\_\_\_\_ request

6. Section 27-2203.1.C – Off-Street Parking Design.

Requirement: In no case shall the public right-of-way be used for meeting a required parking requirement.

Modification Requested: To allow visitor parking spaces within 13' of the public right-of-way.

Motion to \_\_\_\_\_ request