

**SUMMIT TOWNSHIP PLANNING COMMISSION**  
**Reorganization and Regular Business Meeting**  
**Monday, February 9, 2015**

The Summit Township Planning Commission reorganization/regular meeting was called to order by Chairman Tim Will at 7:00 p.m., followed by a salute to the flag. Present were Board members Jim Andrus, Christian Green, Charles Knight, Sandy Zawistoski and Ronald McElderry. Also present were Engineer Matt Jonas, Assistant Zoning Administrator Nathan Miller and 6 interested members of the public. Board member Robert Perry was absent from the meeting.

CALL TO ORDER

Motion by Knight, seconded by Andrus, to reappoint the same slate of Planning Commission Officers as the previous year, listed as follows:

2015  
APPOINTMENTS

- Tim Will as Chairman; to serve until 12/31/2015
- Charles Knight as Vice Chairman; to serve until 12/31/2015
- Sandy Zawistoski as Secretary; to serve until 12/31/2015

Vote: 6/0

Motion by Knight, seconded by Andrus, to approve the December 8, 2014 minutes, as presented.

Vote: 5/0/1

Zawistoski Abstained

APPROVAL  
OF  
MINUTES

David Neill, The EADS Group, Inc., was present on behalf of the Charter Foods North Taco Bell (Route 97) Land Development Plan, 8056 Perry Highway, Parcel ID No. (40) 12-66-7.02. Neill explained the intent is to construct a 2,527 sq. ft. Taco Bell restaurant, and that Charter Foods North is proposing to dedicate a portion of the Shady Avenue Right-Of-Way to Summit Township that was lost sometime in the 1970's. The Board requested that the developer show the marginal access running the entire length of the property, even crossing Walnut Creek to the North. Engineer Jonas noted that the bridge on Route 97 is not wide enough to accommodate a sidewalk, so he is working with the developer to have the sidewalk turn and run into the shoulder of the road just prior to the bridge to allow foot traffic to utilize the shoulder of the bridge in order to cross the bridge. Engineer Jonas stated that most of his review comments have been addressed.

CHARTER  
FOODS NORTH,  
TACO BELL  
(ROUTE 97)  
LAND  
DEVELOPMENT  
PLAN

Motion by Green, seconded by Zawistoski, recommending approval of the Charter Foods North, Taco Bell (Route 97) Land Development Plan, 8056 Perry Highway, Parcel ID No. (40) 12-66-7.02; stipulating revision of the plan to show the corrected marginal access and sidewalk, as well as complying with all of Engineer Jonas' review comments.

Vote: 6/0

APPROVAL  
RECOMMENDED  
W/stipulations

David Neill, The EADS Group, Inc., was present on behalf of the Charter Foods North Taco Bell (Route 97) Alternate Greenspace Plan, 8056 Perry Highway, Parcel ID No. (40) 12-66-7.02. Neill explained that the plan is an alternate due to the placement of the proposed planting strip running through the center of the parcel instead of the northern property boundary in order to avoid blocking two access easements that run across the northern portion of the property. The greenspace plan also provides for extra arborvitae plantings along a portion of the southern property boundary to screen neighboring residences from headlights. After asking for considerations from the neighbors that were in attendance, the board recommended that the developer extend the arborvitae screen proposed along a portion of the south property boundary. They recommended that the screen vegetative screen be extended farther west to the southwest corner of the property and farther east to the eastern most point that the drive-through lane extends along the southern property boundary.

CHARTER  
FOODS NORTH,  
TACO BELL  
(ROUTE 97)  
ALTERNATE  
GREENSPACE  
PLAN

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Motion by Green, seconded by Andrus, to approve the Charter Foods North, Taco Bell (Route 97) Alternate Greenspace Plan, conditioned upon the extension of the arborvitae screen along the southern property boundary on the plan.

Vote: 6/0

APPROVED  
w/stipulations

Mike Sanford, Sanford Surveying & Engineering, P.C., and Mike Jara, Prime Realty Inc., were present on behalf of the Country Fair Store # 98 Amended Land Development Plan, 7650 Old Perry Highway, Parcel ID No. (40) 12-27-7. Sanford explained that the intent of the amended plan is to construct a new diesel canopy, add a driveway that will circle the building allowing for ease of truck traffic and add more parking spaces for customers. Jara stated that because this store is so busy, the stand alone diesel pumps and canopy will allow them to replace the old diesel pumps that are currently on site with gasoline pumps, and have two separate fueling islands for each type of fuel, which will further streamline the site. Engineer Jonas reviewed his comments and stated that the developer has requested to defer the construction of sidewalks. The commission members stated that they did not feel that sidewalks were necessary at this time, although they understand that the Board of Supervisors will decide when sidewalks will need to be constructed.

COUNTRY FAIR  
STORE # 98  
AMENDED LAND  
DEVELOPMENT  
PLAN

Motion by Knight, seconded by Zawistoski, recommending approval of the Country Fair Store # 98 Amended Land Development Plan, 7650 Old Perry Highway, Parcel ID No. (40) 12-27-7 stipulating compliance with all of Engineer Jonas' review comments.

Vote: 6/0

APPROVAL  
RECOMMENDED  
w/stipulations

Mike Sanford, Sanford Surveying & Engineering, P.C., and Mike Jara, Prime Realty Inc., were present on behalf of the Country Fair Store # 98 Amended Land Development Plan, 7650 Old Perry Highway, Parcel ID No. (40) 12-27-7. Sanford explained that the plan is an alternate due to the lack of plantings along the southern property boundary in order to avoid obstructing a National Fuel Gas easement that runs along the southern property boundary. Sanford also noted that they are utilizing existing tree cover in the northwest corner of the property which exceeds the greenspace requirements.

COUNTRY FAIR  
STORE # 98  
ALTERNATE  
GREENSPACE  
PLAN

Motion by Green, seconded by Andrus, to approve the Country Fair Store # 98 Alternate Greenspace Plan.

Vote: 6/0

APPROVED

With no other business to come before the Board, motion was made by Knight, seconded by Zawistoski, to adjourn the meeting at 7:35 p.m.

Vote: 6/0

ADJOURNMENT

Respectfully submitted,



Nathan R. Miller

Assistant Zoning Administrator

02/10/2015