

**SUMMIT TOWNSHIP PLANNING COMMISSION**  
**Regular Business Meeting**  
**Monday, May 11, 2015**

The Summit Township Planning Commission regular business 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 Charles Knight, Bob Perry, Ronald McElderry, James Andrus, Christian Green and Sandy Zawistoski. Also present were Engineer Matt Jonas, Zoning Administrator Nathan Miller and 7 interested members of the public.

CALL TO ORDER

Motion by Perry, seconded by Knight, to approve the April 13, 2015 minutes, as presented.  
Vote: 4/0/3

APPROVAL  
OF MINUTES

Andrus, Green and Zawistoski abstained as they were not in attendance for that meeting.

Tysen Miller, GAI Consultants, Inc., was present on behalf of the Pennsylvania Electric Co. Erie South SVC Land Development Plan, Parcel ID No. (40) 12-27-2. Tysen explained that the intent of the plan is to expand the existing electrical substation by installing a Static VAR Compensator (SVC). Board member Knight asked what a SVC is and what it is used for. Matt Long, Penelec, explained that the SVC is in essence an extremely large generator filled with oil that functions to considerably improve the reliability and availability of a power grid. Board Member Perry asked what the noise decibel level of the SVC was when it is in operation. Long stated that he did not have the exact number memorized, but that it is very comparable to the noise generated by a household generator. Chairman Will asked what environmental safety features were in place to safe guard against an oil leak if there was an equipment failure. Long explained that the site is designed and built with a large pit liner, so in the event of a catastrophic equipment malfunction the lined pit will contain any possible leaked substances.

PA ELECTRIC  
CO. ERIE SOUTH  
SVC LAND  
DEVELOPMENT  
PLAN

Motion by Andrus, seconded by Zawistoski, recommending approval of the Pennsylvania Electric Co. Erie South SVC Land Development Plan, Parcel ID No. (40) 12-27-2; as presented.  
Vote: 7/0

APPROVAL  
RECOMMENDED

Tysen Miller, GAI Consultants, Inc., was present on behalf of the Pennsylvania Electric Co. Erie South SVC Alternate Greenspace Plan, Parcel ID No. (40) 12-27-2. Tysen explained that the plan is considered an alternate due to the utilization of the existing forested areas on site to meet the greenspace requirements. Tysen also noted that plantings are not shown or proposed anywhere under existing overhead utility lines. Board Member Andrus suggested the proposed plantings, as shown on the plan, be extended to the south along Old French Road to the adjoining property line. Board Member Knight added that although there hasn't been any required greenspace for this site previously, ordinances have changed over time, and since they are proposing a site expansion they now need to comply with the greenspace requirements. Matt Long, Penelec, stated that it is a First Energy Company policy to kill all woody vegetation under power lines, in order to prevent any vegetation from growing up into the power lines and possibly interfering with their functionality. Chairman Will stated that small landscaping trees and shrubs would not need to be killed, as they wouldn't grow high enough to interfere with the lines. Will also added that if they were killed, Penelec would need to replace them per the requirements of the Summit Township Greenspace Provisions.

PA ELECTRIC  
CO. ERIE SOUTH  
SVC ALT.  
GREENSPACE  
PLAN

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Motion by Knight, seconded by Andrus, to approve the Pennsylvania Electric Co. Erie South SVC Alternate Greenspace Plan, Parcel ID No. (40) 12-27-2; stipulating that the proposed plantings, as shown on the plan, be extended to the south along Old French Road to the adjoining property line.

Vote: 7/0

APPROVED  
W/stipulations

Jim Vollant, New Motors Inc., was present on behalf of the New Realty Company Rezoning Request, Parcel ID No. (40) 16-72-38.01. Vollant explained that the intent of the request is to rezone the rear, roughly 93 feet wide, strip of their property from R-1 (Residential) to B-1 (Business). Vollant added that there isn't any building expansions planned in the rear of their property and no extra PA speakers would be added. Board Member Knight asked Vollant, if he knew when the existing parking located behind the Subaru building was added and if he was aware that it was currently located in the buffer zone. Vollant stated that it was added sometime after 2004 and he was recently made aware that it was impacting the buffer zone, which is one of the reasons New Realty Company decided to request the rezoning.

NEW REALTY  
COMPANY  
REZONING  
REQUEST

Motion by McElderry, seconded by Knight, recommending approval of the New Realty Company Rezoning Request, Parcel ID No. (40) 16-72-38.01.

Vote: 6/1

Tim Will Voted No.

APPROVAL  
RECOMMENDED

The Joanne E. Dauer, Parcel ID No. (40) 24-106-3.06, Sewage Facilities Planning Module Component 1 was presented for Board Signature. The Module is intended for subdivisions, comprised of 10 lots or less, for detached single family dwelling units served by individual onlot sewage disposal systems.

JOANNE E.  
DAUER SEWAGE  
MODULE  
COMPONENT 1

Motion by Perry, seconded by Andrus, authorizing the Secretary's signature on the Joanne E. Dauer, Parcel ID No. (40) 24-106-3.06, Sewage Facilities Planning Module Component 1.

Vote: 7/0

SIGNATURE  
AUTHORIZED

Mike Sanford, Sanford Surveying & Engineering, P.C., was present on behalf of the Joanne E. Dauer Subdivision Plan, Parcel ID No. (40) 24-106-3.06. Sanford explained that the parcel is located in both Summit and Waterford Township's. Board Member Perry asked what the stormwater pond shown on the proposed lot of record on the subdivision plan is intended for. Sanford explained that the stormwater pond shown on the proposed lot is actually the stormwater management facility for the Shunpike Estates development. Board Member Andrus asked what the access drive shown on the plan exiting route Route 97 is used for. Sanford stated the drive shown is an utility drive accessed by Verizon to maintenance their equipment that is located on the same property. Engineer Jonas stated that per the Zoning Ordinance double frontage lots and reverse frontage lots should be avoided except where essential to provide separation of residential development from traffic arteries. Also, a planting screen easement of at least ten feet, and across which there shall be no right of access, shall be provided along the line of lots abutting such a traffic artery or other disadvantageous use. Engineer Jonas explained that the access drive shown on the plan, which is apparently a utility access drive utilized by Verizon, cannot be used as a secondary residential driveway for the residence that will be constructed on site. The residential access for the property shall be on/off Tiger Lily Lane.

JOANNE E.  
DAUER  
SUBDIVISION  
PLAN

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Motion by Knight, seconded by McElderry, recommending approval of the Joanne E. Dauer Subdivision Plan, Parcel ID No. (40) 24-106-3.06; as presented, stipulating that at such time as the proposed road, which is adjacent to the subject property in Waterford Township, is constructed, the Verizon access drive shall be relocated to enter/exit the property off of that road instead of Route 97.

Vote: 6/0/1

Christian Green abstained due to the fact that he lives within 150 feet of the subject property, in the same residential development.

APPROVAL  
RECOMMENDED  
W/stipulations

With no other business to come before the Board, motion was made by Zawistoski, seconded by Perry, to adjourn the meeting at 7:43 p.m. ADJOURNMENT

Vote: 7/0

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Nathan R. Miller".

Nathan R. Miller  
Zoning Administrator  
05/28/2015

**SUMMIT TOWNSHIP PLANNING COMMISSION  
REGULAR BUSINESS MEETING**

May 11, 2015

7:00 P.M.

	Name	Address	City	State	Zip	Phone #
1	Adam Baker (Penzell)	527 Maple Rd <del>Greentown</del>	Erie	PA	16511	
2	Mark Long First	5404 Evans Rd	Erie	PA	16509	
3	Richard W. Miller First	800 Oak Hill Drive	Greensburg	PA	15601	724/838-5249
4	Tyler Miller	395 E. Waterfront Dr Homestead PA	Homestead	PA	15120	
5	Bill Jerin	5404 Evans Rd	Erie	PA	16509	
6	Phos Greene	7853 Dundee Rd	Erie	PA	16509	
7	Mike Sanford	4771 ATLANTIC AVE	ERIE	PA	16506	835-0010
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# SUMMIT TOWNSHIP PLANNING COMMISSION

Regular Business Meeting  
Monday, May 11, 2015  
7:00 P.M.

## AGENDA

1. **CALL TO ORDER**
2. **APPROVAL OF MINUTES**  
(4/13/2015 Regular Business Meeting)
3. **PENNSYLVANIA ELECTRIC COMPANY ERIE SOUTH SVC – Land Development Plan**  
6995 Old French Road; Parcel ID No. (40) 12-27-2; R-2 (Residential) & I-1 (Industrial)
4. **PENNSYLVANIA ELECTRIC COMPANY ERIE SOUTH SVC – Alternate Greenspace Plan**  
6995 Old French Road; Parcel ID No. (40) 12-27-2; R-2 (Residential) & I-1 (Industrial)
5. **NEW REALTY COMPANY -- Rezoning Request**  
8670 Peach Street; Parcel ID No. (40) 16-72-38.01; B-1 (Business) & R-1 (Residential)
6. **JOANNE E. DAUER -- Sewage Module Component 1**  
Parcel ID No. (40) 24-106-3.06; A-2 (Agricultural)
7. **JOANNE E. DAUER -- Subdivision Plan**  
Parcel ID No. (40) 24-106-3.06; A-2 (Agricultural)
8. **ADJOURNMENT**