

SUMMIT TOWNSHIP PLANNING COMMISSION
Regular Business Meeting
Monday, July 13, 2015

The Summit Township Planning Commission regular business meeting was called to order by Chairman Tim Will at 7:07 p.m., followed by a salute to the flag. Present were Board members, Christian Green, James Andrus, Bob Perry, Sandy Zawistoski, and Ronald McElderry. Also present were Engineer Matt Jonas, Zoning Administrator Nathan Miller, and Administrative Assistant Tamara Cass and 5 interested members of the public. Board member Charles Knight was absent from the meeting.

CALL TO ORDER

Motion by McElderry, Seconded by Andrus, to approve the June 8, 2015 minutes, as presented.
Vote: 6/0

APPROVAL
OF MINUTES

Jim Welka, Henry T. Welka & Associates, LLC, and Dan Schaaf, 6065 Partnership, were present on behalf of the, 8270 Peach Land Development Plan, 8270 Peach Street; Parcel ID No. (40) 16-72-20. Welka explained that the purpose of the proposed Land Development Plan is to build a 9,545 sq.ft. addition to the Existing Furman's Cider Mill Building. The new addition will create three plaza style commercial spaces to be utilized by prospective tenants who are not yet named. Chairman Will asked about the dumpster location. Welka stated that a location will be established where it is shown on the plan and the paving will be extended to place the dumpster on. Zawistoski noted that the refuse containers will need to be enclosed in a minimum of three sided enclosure shielding container and contents. Chairman Will asked about the angled parking versus parallel parking proposed in the front of the building. Welka suggested he could provide a 5' sidewalk instead of a 10' sidewalk which would give cars more room to maneuver in parking areas. Andrus added there is a guy wire and fence that needs to be addressed which is currently located in the proposed angled parking area. Welka stated that the guy wire will be relocated and the fence will be removed. Board member Zawistoski asked about the 2 storage trailers on the property. Dan Schaaf stated that both trailers will be removed from the property. Zoning Administrator Miller asked if the picnic shelters used by Furman's would still be utilized on the site after the expansion. Schaaf stated that, as far as he knew, they would be. Miller noted that they need to be shown on the plan.

8270 PEACH
LAND
DEVELOPMENT
PLAN

Motion by Andrus, Seconded by McElderry, to recommend approval of the 8270 Peach Land Development Plan, 8270 Peach Street; Parcel ID No. (40) 16-72-20, with the condition of meeting the Engineer Jonas' review comments.

APPROVAL
RECOMMENDED
w/ Stipulations

Jim Welka, Welka & Associates, LLC and Dan Schaaf, 6065 Partnership were present on behalf of the, 8270 Peach Alternate Greenspace Plan, 8270 Peach Street; Parcel (40)16-72-20. Welka explained that the plan is considered an alternate due to the proposed plantings along the proposed future property line depicted on the plan. Chairman Will stated that he didn't feel the proposed future property line should be shown on the plan, and that the plan as shown did not have any greenspace along the southwest portion of the actual property line. Schaaf stated that they would remove the proposed future property line from the plan, as well as the plantings shown along it, and move those plantings to be shown along the southwest property line. Board member Green noted that the parking lot has twenty or more spaces, therefore

8270 PEACH
ALTERNATE
GREENSPACE
PLAN

interior landscaping needs to be provided. Welka stated they he would add the interior greenspace to the plan. Chairman Will asked about the type of plantings under the power lines, and whether or not they will interfere with the function of Penelec's easement. Welka said they would plant shrubs instead of trees under the power lines to remedy the issue.

Motion by Green, Seconded by Perry, to approve the 8270 Peach Alternate Greenspace Plan, 8270 Peach Street; Parcel ID No. (40) 16-72-20, conditioned upon the future property line being removed from the plan, landscaping added along the southwest property line, interior landscaping added in the parking area and only shrubs planted under the power lines.

Vote: 6/0

APPROVED
w/ Stipulations

Pete Tresler, Tresler-Rea-Dahlkemper Partnership, was present on behalf of the Leon & Elda Wasielewski #6 Subdivision Plan, Parcel ID No. (40) 19-82-5 [In-Part]. Engineer Jonas stated that Leon & Elda Wasielewski are proposing to subdivide 3.20 acres off Parcel ID No. (40) 19-82-5, which is currently 6.24 acres in size. The proposed 3.20 acre property is intended to be Phase 6 of The Trails at Five Points, which includes another extension of Dorn Road.

LEON & ELDA
WASIELEWSKI
#6 SUBDIVISION
PLAN

Motion be McElderry, Seconded by Zawistoski, to recommend approval of the Leon & Elda Wasielewski #6 Subdivision Plan Parcel ID No. (40) 19-82-5 [In-Part], as presented

Vote 6/0

APPROVAL
RECOMMENDED

Pete Tresler, Tresler-Rea Dahlkemper Partnership, was present on behalf of The Trails at Five Points Phase 6 Subdivision Plan Parcel ID No. (40) 19-82-5 [In-Part]. Engineer Jonas stated that the subdivision creates sixteen single-family lots of record in the Planned Residential Development. Chairman Will asked Mr. Tresler if he was aware of the Townships new Sidewalk Ordinance Amendment that requires sidewalks to be installed concurrently with any new public street. Tresler said that he was unaware of that change in the ordinance and that he would like to discuss that with the Township in greater detail. Engineer Jonas stated that he would go over the amendment with Mr. Tresler in detail. Board discussion ensued and centered on the construction of the new portion of Dorn Road as shown on the plan.

THE TRAILS AT
FIVE POINTS
PHASE 6
SUBDIVISION
PLAN

Motion by Green, Seconded by Andrus, to table The Trails at Five Points Phase 6 Subdivision Plan, Parcel ID No. (40) 19-82-5 [In-Part], until the plan is edited to show the means of turn-around for plow trucks.

Vote: 2/4

Will, Perry, Zawistoski and McElderry Voted Nay.

Engineer Jonas stated that, at a minimum, a temporary turn-a-round needs to be installed or Dorn Road needs to be extended to the intersection with Sunset Trail. Tresler assured the board the road will be shown on the plan and completed per the Township's standards.

Motion by Perry, Seconded by Zawistoski, to recommend approval of The Trails at Five Points Phase 6 Subdivision Plan, Parcel ID No. (40) 19-82-5 [In-Part], with the stipulation that the means of turn-a-round needs to be shown on plan.

Vote: 6/0

APPROVAL
RECOMMENDED
w/Stipulations

Mike Sanford, Sanford Surveying & Engineering, P.C., was present on behalf of the Scott's Development Co. Subdivision Plan, Parcel ID No. (40) 17-73-5, 5.01 & 9. Sanford stated that the proposed subdivision consists of the consolidation of two parcels, as well as the exchange of two small portions of property, (.026 acres) between the two parcels remaining.

SCOTT'S
DEVELOPMENT
CO.
SUBDIVISION
PLAN

Motion by McElderry, Seconded by Green to recommend approval of the Scott's Development Co. Subdivision Plan, Parcel ID No. (40) 17-73-5, 5.01 & 9, as presented.
Vote 6/0.

APPROVAL
RECOMMENDED

Mike Sanford, Sanford Surveying & Engineering, P.C., was present on behalf of the IHOP & Econo Lodge Land Development Plan, Parcel ID No. (40) 17-73-5 & 5.01. Sanford noted that Nick Scott is proposing to demolish the existing building located on 8040 Peach Street and construct a new 5,480 sq.ft. IHOP Restaurant. He also noted that he has received Engineer Jonas' review comments and will add loading spaces to the plan. Board member McElderry asked about the parking spaces shown on the plan. Sanford stated that the designated parking arrangements and loading spaces will be corrected and the 30 spaces shown as cross parking will become 28 as per the June 23, 2015 Zoning Hearing Board decision. Sanford addressed the location of the front door of the proposed IHOP and stated that Mr. Scott would like it on the Peach Street side, even though that is where the fewest parking spots are available. Sanford stated that the high rise sign is not reflected on the plan because Mr. Scott does not have a location picked out at this time, and he added that a sign permit will be obtained that will show the location at that time. Zoning Administrator Miller stated that it does not need to be shown on the plan, but if the site is determined while the plan is still in process then it should be added to the plan at that time. He also noted that the location of the high rise sign will show, regardless, on the sign permit that is required.

IHOP & ECONO
LODGE LAND
DEVELOPMENT
PLAN

Motion by Andrus, seconded by Green, to recommend approval of the IHOP & Econo Lodge Land Development Plan, Parcel ID No. (40) 17-73-5 & 5.01, with the condition of meeting all of Engineer Jonas' review comments.
Vote: 6/0

APPROVAL
RECOMMENDED

Mike Sanford, Sanford Surveying & Engineering, P.C., was present on behalf of IHOP Development Alternate Greenspace Plan, Parcel ID No. (40) 17-73-5 & 5.01. Sanford stated that the plan is an alternate because they are proposing to utilize an existing wooded area on the IHOP property as greenspace. Sanford added that he has, in good faith, designed additional trees and greenspace to be added to the Econo Lodge property, since the Econo Lodge never had a Land Development plan, and the zoning hearing board granted their cross parking variance request. Sanford also stated that he will reflect the correct number of parking spaces on the greenspace plan as well, per engineer Jonas' review comments.

IHOP
ALTERNATE
GREENSPACE
PLAN

Motion by Green, Seconded by Andrus, to approve the IHOP Development Alternate Greenspace Plan, Parcel ID No. (40) 17-73-5 & 5.01, with the condition of meeting Engineer Jonas' review comments.
Vote :6/0

APPROVED
W/Stipulations

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Regular Business Meeting

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Mike Sanford, Sanford Surveying & Engineering, P.C., was present on behalf of the New Motors Amended Land Development Plan, 8670 Peach Street; Parcel ID No. (40) 16-72-38.01. Sanford stated the plan was amended to reflect the proposed 1,079 sq.ft. addition to the front of the existing New Motors Subaru Dealership. Sanford noted that he is aware of Engineer Jonas' review comments regarding the stormwater and interior parking greenspace, and he stated that he will address these items on the plan.

NEW MOTORS
AMENDED
LAND
DEVELOPMENT
PLAN

Motion by McElderry, Seconded by Perry, to recommend approval of the New Motors Amended Land Development Plan, 8670 Peach Street; Parcel ID No. (40) 16-72-38.01, contingent upon meeting all of Engineer Jonas' review comments.

APPROVAL
RECOMMENDED

Mike Sanford, Sanford Surveying & Engineering, P.C., was present on behalf of the New Motors Alternate Greenspace Plan, 8670 Peach Street; Parcel ID No. (40) 16-72-38.01. Sanford stated that the plan is an alternate due to the fact that they do not intend to put a planting strip around the entire perimeter of the property, just as previously approved in 2004 by the planning commission, as it is such an odd shaped property. Chairman Will requested that more greenspace be added along Peach Street. Engineer Jonas added that interior parking greenspace needs to be shown on plan.

NEW MOTORS
ALTERNATE
GREENSPACE
PLAN

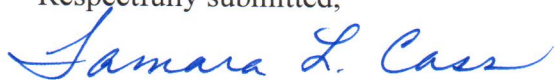
Motion by Green, Seconded by Zawistoski, to approve the New Motors Alternate Greenspace Plan, 8670 Peach Street; Parcel ID No. (40) 16-72-38.01, stipulating compliance with Engineer Jonas' review comments as well as the addition of plantings along Peach Street.
Vote: 6/0

APPROVED
w/Stipulations

With no other business to come before the Board, Motion was made by Zawistoski, Seconded by Perry, to adjourn the meeting at 8:10 pm.
Vote: 6/0

ADJOURNMENT

Respectfully submitted,



Tamara L. Cass
Administrative Assistant
07/21/2015

**SUMMIT TOWNSHIP PLANNING COMMISSION
REGULAR BUSINESS MEETING**

July 13, 2015

7:00 P.M.

	Name	Address	City	State	Zip	Phone #
1	Peter Tresler	8330 CLARK RD EXT	erie	PA	16500	
2	JIM WELKA	3200 W. 32 St.	Erie	PA	16506	833 3900
3	Thomas Greene	8553 Dundee RD	Erie	PA	16509	
4	MIKE SANFORD	4721 ATLANTIC AVE	ERIE	PA	16506	835 0010
5	Dan Sengul	7335 Old Perry Highway	Erie	PA	16509	864 4855
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SUMMIT TOWNSHIP PLANNING COMMISSION

Regular Business Meeting

Monday, July 13, 2015

7:00 P.M.

AGENDA

1. **CALL TO ORDER**
2. **APPROVAL OF MINUTES**
(June/8/2015 Regular Business Meeting)
3. **CORRESPONDENCE** - None
4. **8270 PEACH** – Land Development Plan
8270 Peach Street; Parcel ID No. (40) 16-72-20; B-1 (Business)
5. **8270 PEACH** – Alternate Greenspace Plan
8270 Peach Street; Parcel ID No. (40) 16-72-20; B-1 (Business)
6. **LEON & ELDA WASIELEWSKI #6-** Subdivision Plan
Parcel ID No. (40) 19-82-5; PRD (Planned Residential Development)
7. **THE TRAILS AT FIVE POINTS PHASE 6-** Subdivision Plan
Parcel ID No. (40) 19-82-5 [In-Part]; PRD (Planned Residential Development)
8. **SCOTT'S DEVELOPMENT CO.-** Subdivision Plan
8040 & 8050 Peach Street; Parcel ID No. (40) 17-73-5-5.01 & 9; B-1 (Business)
9. **IHOP & ECONO LODGE -** Land Development Plan
8040 & 8050 Peach Street; Parcel ID No. (40) 17-73-5, & 5.01; B-1 (Business)
10. **IHOP DEVELOPMENT-** Alternate Greenspace Plan
8040 Peach Street; Parcel ID No. (40) 17-73-5, 5.01 B-1 (Business)
11. **NEW MOTORS-** Amended Land Development Plan
8670 Peach Street; Parcel ID No. (40) 16-72-38.01; B-1 (Business)
12. **NEW MOTORS-** Alternate Greenspace Plan
8670 Peach Street; Parcel ID No. (40) 16-72-38.01; B-1 (Business)
13. **ADJOURNMENT**