

SUMMIT TOWNSHIP PLANNING COMMISSION
Regular Business Meeting
Monday, January 11, 2016

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, James Andrus, Ronald McElderry, Charles Knight, Christian Green and Ken Bickel. Also present were Engineer Matt Jonas, Zoning Administrator Nathan Miller, Administrative Assistant Tamara Cass and 5 interested members of the public. Board Member Bob Perry was absent from the meeting.

CALL TO ORDER

Motion by Andrus, Seconded by Knight, to reappoint Tim Will as Chairman and Charles Knight as Vice Chairman of the Planning Commission; and to appoint Christian Green as Secretary of the Planning Commission, all of whom to serve until 12/31/2016.

2016
APPOINTMENTS

Vote: 6/0

Motion by McElderry, Seconded by Will, to approve the November 9th, 2015 minutes, as presented.

APPROVAL
OF MINUTES

Vote: 6/0

An Alternate Greenspace Plan was presented for Dollar General. Plan is an alternate as they are proposing to utilize a 6ft wood screen fence as part of their landscape screen. Engineer Jonas explained the email that Dollar General provided for their reasoning which indicated that the 6' wooden screen fence and the landscaping, will complement one another in order to achieve the desired intent of the ordinance requirement. The board as a whole did not feel the proposed plan met the spirit of the greenspace requirements with regards to screening between commercial and residential properties.

DOLLAR
GENERAL
ALTERNATE
GREENSPACE
PLAN

Motion by Bickel, seconded by McElderry to deny approval of the Dollar General Alternate Greenspace Plan, 8214 Perry Highway, Parcel ID Nos. (40) 10-56-20.01 & 26.

DENIED

Vote: 6/0

Mike Sanford, Sanford Surveying & Engineering, P.C., and Joe Palermo, South Shore Construction Management Inc., was present on behalf of the Copperleaf Land Development Plan, Edinboro & Zuck Road; Parcel ID Nos. (40) 1-7-1.05. Sanford noted that the purpose of the proposed land development plan is to build apartment buildings, townhouses, garages and commercial space along Route 99. Sanford explained that this is a private development and all roads and infrastructure is to be privately maintained. Sanford stated there are more parking spaces proposed on the development plan than are required by the ordinance, however the developer wanted to make sure they had enough parking for renters as well as guests. Andrus asked how close the hydrants are to the buildings and how many hydrants are on the land development plan. Engineer Matt Jonas recommended that an extra hydrant be installed closer to the commercial buildings. Sanford indicated that there are 5 hydrants and they are all within 150-200 ft from all of the buildings. Andrus expressed his concern with traffic congestion and the entrance on Route 99. Palermo explained that they recently completed a traffic study and Penn Dot suggested installing a left turning lane on Route 99 to access their development. Palermo plans on having the first phase completed by 2017, which includes 79 apartments. Palermo would like to revisit the traffic situation after phase 1 is complete and after Penn Dot has completed its project. James Andrus spoke about the special circumstances surrounding the Hershey Road and Route 99 intersection.

COPPERLEAF
LAND
DEVELOPMENT
PLAN

Tim Will asked about the functionality of the big open field and how it is planned to be maintained. Joe Palermo stated that he intends for that area to be a manicured lawn.

Motion by McElderry, Seconded by Bickel to recommend approval of the Copperleaf Land Development Plan, Parcel ID No. (40) 1-7-1.05, conditioned upon a turning land to be installed at the time the development.

APPROVAL
RECOMMENDED
w/ conditions

Vote : 6/0

Mike Sanford, Sanford Surveying & Engineering, P.C., was present on behalf of the Copperleaf Alternate Greenspace Plan, Parcel ID No. (40) 1-7-1.05. Sanford explained that the plan is considered an alternate as it utilizes existing wooded areas along the northern and western property boundaries.

COPPERLEAF
ALTERNATE
GREENSPACE
PLAN

Motion by Green, seconded by Andrus, to approve the Copperleaf Alternate Greenspace Plan, Parcel ID No. (40) 1-7-1.05; as presented.

APPROVED

Vote: 6/0

Joe Askins, Askins Enterprises, and Steve Kopac, David Laird Associates, were present on behalf of the Askins Enterprises Rezoning request, Parcel ID Nos. (40) 19-83-10.03,11,11.01 & 12. Kopac explained the purpose of the rezoning is to expand the B-1 zoning from a depth of 400 feet to 1200 feet which would allow Mr. Askins to expand his dealership and add more cars to his lots. Kopac also stated that with the current zoning depth of 400 feet the ability to grow a business is hampered. Chairman Will expressed his concern with residents on Dorn road that have lived there for many years. Will stated he did not want to have commercial development pushed upon current residential homeowners. Charles Knight Stated that all the other business owners in that vicinity are functioning within the 400 feet of Business zoning and he should fit within that criteria as well. Tim Will asked Mr. Askins when he purchased the property if he was aware that the zoning was only 400 feet of Business from Peach Street. Mr. Askins stated that he was aware, but his intent has always been to grow and expand at this location. Steve Kopac stated that they asked for 1,200 feet because that is a similar depth to the business depth in the Auto Row area. Mr. Askins felt his situation is very similar in nature to that previously granted rezoning. Mr. Askins stated that he would like the planning commission members to provide a good recommendation to the supervisors regarding his request. Tim Will stated that he purchased the property knowing the B-1 Zoning was only 400 feet deep so his recommendation is 400 feet deep, the way it is now. Mr. Askins stated he hopes the board can provide a better recommendation than "what it is now". James Andrus stated that he feels with the economy slowly recovering since the recession that having the extra growth and developments is a good problem to have. Because of that he doesn't feel it would be a good idea to deny Mr. Askins request, which would bring more jobs, business & tax revenue to Summit Township.

ASKINS
ENTERPRISES
REZONING

Ken Bickel echoed Andrus' statement and stated that based upon Mr. Askins request that there would still be almost 1/4 of a mile of A-1 (Agricultural) property between the commercial and residential uses.

Motion by Andrus, seconded by Bickel to recommend approval of the Askins Enterprises Rezoning request, Parcel ID Nos. (40) 19-83-10.03,11,11.01 & 12.

NO
RECOMMENDATION
REACHED

Vote: 3/3

McElderry, Bickel and Andrus - Yes
Green, Knight and Will - No

With no other business to come before the Board, motion was made by Green, seconded by McElderry, to adjourn the meeting at 7:42pm

ADJOURNMENT