

**SUMMIT TOWNSHIP SUPERVISORS**

**Public Hearing  
February 16, 2016**

Chairperson Agostine called a public hearing of the Board of Supervisors to order at 6:00 p.m. followed by the salute to the flag. Supervisors Lee and Welka were present, as were, Solicitor Wachter, Zoning Officer Miller, Engineer Jonas, Secretary Yeast, and eight interested persons.

CALL TO ORDER

Chairperson Agostine explained that the purpose of this hearing is to receive public input in regard to a request by Askins Enterprises to rezone portions of properties located on the west side of Peach Street, north of New Road and south of Townhall Road West from A-1 to B-1. Agostine read the recommendation from Erie County Planning confirming that this request is consistent with the Erie County Comprehensive Plan as a Designated Growth Area. Erie County Department of Planning continued to comment that the Summit Township Future Land Use Plan map and the Summit Township Comprehensive Plan does not accommodate commercial growth in this area. (Copy of recommendation is attached)

PURPOSE OF HEARING:  
Askins Rezoning Request

Zoning Administrator Miller read the recommendation from the Summit Township Planning Commission that resulted in a split vote 3/3. Miller further explained that the request is to add an additional 800 feet of depth to the current 400 feet B-1 depth for a total depth of 1,200 feet depth.

There was no correspondence.

CORRESPONDENCE

John Laird of David Laird Associates explained that the additional 800' proposed is similar to the depth further north of Peach Street. The current 400' of B-1 presents some hardship for development with the set-back and buffer requirements. Engineer Laird added that there is still a substantial amount of property that can act as a buffer for the residential areas.

PUBLIC INPUT

Joe Askins, of Askins Enterprises, LLC, presented a current proposal for expansion that could be adjusted to make the development more attractive and convenient if more acreage was zoned B-1. Mr. Askins added that while he does not want to create a hardship for residents, it is important to promote commercial growth.

Tim Will, 2255 Dorn Road, reasoned that Mr. Askins has already planned his expansion on the 400', without utilizing any of his property to the south. Mr. Will further expressed his concern that the intent of the Summit Township Comprehensive Plan was to keep commercial growth north of Robison Road. Mr. Will is opposed to this request citing noise and lighting impacts to the residential areas.

Jeff Rock, 2218 New Road, expressed his opposition to the rezoning request. Mr. Rock further expressed concern that this will create a "snowball" effect, and he would want to keep this area rural.

Brad Ropey, 2285 Dorn Road, is opposed to the rezoning request, supporting the current Summit Township Comprehensive Plan and adding that developers should be aware of the 400' B-1 limit.

Joe Askins added that he agrees that the Summit Township Comprehensive Plan is out-dated. Discussion ensued as to how many notification letters were sent and the small representation of opposition is present.

Jeff Rock, 2218 New Road, expressed concern that the type of businesses allowed in a B-1 Zone, i.e. big box shopping centers is not appropriate in this area.

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Brad Ropey, 2285 Dorn Road, continued discussion regarding the number of notifications mailed. Zoning Administrator Miller responded that (2) separate advertisements were printed, and Summit Township sends notices to all adjacent property owners within 1,500 feet of the subject property.

With no further input from the public, motion by Welka, seconded by Lee, to close the hearing at 6:27 p.m.

HEARING CLOSED

Vote: 3/0

Respectfully submitted,

Christene S. Yeast  
Recording Secretary  
2/17/2016