

SUMMIT TOWNSHIP PLANNING COMMISSION
Regular Business Meeting
Monday, October 10th, 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, Christian Green, Charles Knight, Robert Perry and James Andrus. Also present were Engineer Matthew Jonas, Zoning Administrator Nathan Miller, Administrative Assistant Tamara Cass and 5 interested members of the public. Board Members Ken Bickel and Ron McElderry were absent from the meeting.

CALL TO ORDER

Motion by Green, Seconded by Andrus, to approve the September 12th, 2016 minutes as presented.

APPROVAL
OF MINUTES

Vote: 5/0

Tim Polaski, of Urban Engineers, was present on behalf of the Panera Bread Amended Land Development Plan, 1935 Keystone Drive, Parcel ID No. 40-5-19.2-2, B-1(Business). Polaski explained the purpose for the proposed Amended Land Development Plan is to construct a 420 sq. ft. drive thru expansion on the south side of the building. Polaski noted that in June, the Summit Township Zoning Hearing Board granted a parking variance to reduce the number of off street parking spaces from 103 to 85 in order to accommodate the drive thru lane. Polaski further explained the plan also includes the proposed design of sidewalks which will be installed along both Keystone Drive and Commons Drive.

PANERA BREAD
AMENDED LAND
DEVELOPMENT
PLAN

Motion by Green, seconded by Knight, to recommend approval of the Panera Bread Amended Land Development Plan, 1935 Keystone Drive, Parcel ID No. 40-5-19.2-2, B-1 (Business) as presented.

APPROVAL
RECOMMENDED

Vote: 5/0

Tim Polaski, of Urban Engineers, was present on behalf of the Panera Bread Alternate Greenspace Plan, 1935 Keystone Drive, Parcel ID No. 40-5-19.2-2, B-1 (Business). Polaski explained that the plan is an alternate as they are proposing to utilize existing landscaping in the south and western side of the building with the addition of interior greenspace near the drive thru area.

PANERA BREAD
ALTERNATE
GREENSPACE
PLAN

Motion by Green, seconded by Andrus, to approve the Panera Bread Alternate Greenspace Plan, 1935 Keystone Drive, Parcel ID No. 40-5-19.2-2 B-1 (Business) as presented.

APPROVED

Vote: 5/0

Michael Sanford, of Sanford Surveying & Engineering, P.C. was present on behalf the Copperleaf Preliminary Plan, Parcel ID No. 40-1-7-1.05, T-1 (Transitional). Sanford explained the proposed preliminary plan consists of residential and commercial uses. The development is proposed to consist of three 30 unit apartment buildings, six 10 unit Townhouse apartment buildings, two mixed use buildings containing 8 residential loft apartments over 4,000 sq. ft. of commercial uses, five detached garages buildings comprised of no more than 24 individual garage spaces per each building, a clubhouse/office building and a maintenance building. The properties total size is 41.6 acres and the proposed disturbed area for development is approximately 20 acres in size. Sanford explained because of bonding and utility installation the development will be divided into phases.

COPPERLEAF
PRELIMINARY
PLAN

Motion by Andrus, seconded by Green to recommend approval of the Copperleaf Preliminary Plan, Parcel ID No. 40-1-7-1.05 T-1 (Transitional), as presented.
Vote: 5/0

APPROVAL
RECOMMENDED

Mike Sanford, of Sanford Surveying & Engineering, P.C., was present on behalf of the Copperleaf Phase 1 Land Development Plan, Parcel ID No. 40-1-7-1.05, T-1 (Transitional). Sanford explained the Phase 1 development is proposing to consist of three 10 unit townhouse apartment buildings, two mixed use buildings containing 8 residential loft apartments over 4,000 sq. ft. of commercial uses, and a 2,000 sq. ft. clubhouse office. Sanford confirmed that this is a private development and all road infrastructures are proposed to be privately maintained. This development is proposed to have two entrances/exits. One entrance/exit will be on Edinboro Road, and one entrance/exit will be on Zuck Road. Knight asked about the turn lane, Sanford explained the traffic study indicates they will need to provide a turn lane, which will be done in late April/ early May 2017, then PennDOT will do the striping and wearing course of the turning lane. Will asked about the fire hydrants in the phase I development and Jonas explained where they were located on the plan and that the locations had been approved.

COPPERLEAF
PHASE 1 LAND
DEVELOPMENT
PLAN

Motion by Knight, seconded by Perry, to recommend approval of the Copperleaf Phase 1 Land Development Plan, Parcel ID No. 40-1-7-1.05, T-1 (Transitional), as presented.
Vote: 5/0

APPROVAL
RECOMMENDED

Mike Sandford, of Sanford Surveying & Engineering, P.C. was present on behalf of the Copperleaf Alternate Greenspace Plan, Parcel ID No. 40-1-7-1.05, T-1 (Transitional). Sanford explained that the plan is an alternate as the greenspace that was originally approved in January 2016 showed existing wooded areas being utilized along the northern and western boundaries, but the plan is being resubmitted as a result of the sewer authority requiring a 35' easement, therefore the plantings needed to be moved off the Edinboro Road R-O-W a distance of 20 feet from the prior location.

COPPERLEAF
ALTERNATE
GREENSPACE
PLAN

Motion by Green, seconded by Knight, to approve the Copperleaf Alternate Greenspace Plan, Parcel ID No. 40-1-7-1.05, T-1 (Transitional), as presented.
Vote: 5/0

APPROVED

Motion by Green, seconded by Knight, to authorize to advertise for a public hearing regarding the proposed Transportation Plan amendment, to be held on November 14, 2016, immediately prior to the Planning Commission Meeting.
Vote: 5/0

TRANSPORTATION
PLAN

With no other business to come before the Board, motion was made by Green, seconded by Knight to adjourn the meeting at 7:11pm.
Vote: 5/0

ADJOURNMENT

Respectfully submitted,

Tamara L. Cass
Administrative Assistant
10/11/2016

SUMMIT TOWNSHIP PLANNING COMMISSION

Regular Business Meeting
Monday, October 10th, 2016
7:00 P.M.

AGENDA

1. **CALL TO ORDER**
2. **APPROVAL OF MINUTES**
(9/12/2016 Regular Business Meeting)
3. **CORRESPONDENCE** - None
4. **PANERA BREAD** – Amended Land Development Plan
1935 Keystone Drive, Parcel ID No. (40) 5-19.2-2 B-1 (Business)
5. **PANERA BREAD** – Alternate Greenspace Plan
1935 Keystone Drive, Parcel ID No. (40) 5-19.2-2 B-1 (Business)
6. **COPPERLEAF** – Preliminary Plan
Parcel ID No. (40) 1-7-1.05 T-1 (Transitional)
7. **COPPERLEAF PHASE 1** – Land Development Plan
Parcel ID No. (40) 1-7-1.05 T-1 (Transitional)
8. **COPPERLEAF** - Alternate Greenspace Plan
Parcel ID No. (40) 1-7-1.05 T-1 (Transitional)
9. **TRANSPORTATION PLAN** -Authorization to advertise for a public hearing.
10. **ADJOURNMENT**

SUMMIT TOWNSHIP PLANNING COMMISSION
REGULAR BUSINESS MEETING
October 10, 2016
7:00 P.M.

	Name	Address	City	State	Zip	Phone #
1	Bob Greene	8553 Dundee Rd	ERIC	PA	16502	—
2	DE RIGGIO	2500 RIVER DR	MILCUM	PA	16506	835-6757
3	MIKE SANFORD	4721 ATLANTIC AVE	ERIE	PA	16504	835-0010
4	TIM POLSKI	1319 SASSAFRAS ST	ERIE	PA	16501	453-5702
5	DAVID HARRINGTON	1319 SASSAFRAS ST.	ERIE	PA	16501	453-5702
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