

SUMMIT TOWNSHIP PLANNING COMMISSION
Regular Business Meeting
Monday, January 9th, 2017

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, Ronald McElderry, James Andrus, Joel Brennan, Bill White and Alternate Tracey Colvin. Also present were Engineer Matthew Jonas, Zoning Administrator Nathan Miller, Administrative Assistant Tamara Cass and 7 interested members of the public. Board Member Charles Knight was absent from the meeting.

CALL TO ORDER

Motion by Green, Seconded by Colvin, to approve the December 12th, 2016 minutes as presented.

APPROVAL
OF MINUTES

Vote: 7/0

Mike Sanford, of Sanford Surveying & Engineering, P.C. was present on behalf of the U-Haul Moving and Storage Land Development Plan, Parcel ID No. 40-16-88.11, B-1 (Business). This plan was tabled at the December 2016 Planning Commission Meeting as the Planning Commission agreed that the plan was insufficient. Sanford explained that this land development plan was being proposed by the developer to construct a 90,029 sq. ft. 2 Story Commercial Indoor Self Storage Warehousing Facility, Retail Store and Truck Rental Location. Sanford explained that he addressed Engineer Jonas' comments which include showing square footage of the second floor on the plan, subsequent parking tabulations on the plan, and the sidewalk and property corner markers on the plan.

UHAUL MOVING AND
STORAGE LAND
DEVELOPMENT PLAN

Motion by Green, seconded by Colvin to recommend approval of the U-Haul Moving and Storage Land Development, Parcel ID No. 40-16-88.11, B-1 (Business) as presented.

APPROVAL
RECOMMENDED

Vote: 7/0

Mike Sanford, of Sanford Surveying & Engineering, P.C. was present on behalf of the U-Haul Moving and Storage Alternate Greenspace Plan, Parcel ID No. 40-16-88.11, B-1 (Business). Sanford explained that this plan is an alternate greenspace plan as they are proposing to adjust the planting strip on the south end of the property to avoid existing wetlands. Sanford stated that they are also adjusting the planting strip on the north end of the property to avoid existing utility easements.

UHAUL MOVING AND
STORAGE ALTERNATE
GREENSPACE PLAN

Motion by Green, seconded by McElderry to approve of the U-Haul Moving and Storage Land Development Plan, Parcel ID No. 40-16-88.11, B-1 (Business) as presented.

APPROVED

Vote: 7/0

Steve Kopac, of David Laird Associates, and Rob Cooney, of Plastikos, were present on behalf of the Plastikos Land Development Plan, 8115 Hawthorne Drive, Parcel ID No. 40-17-73-19.09; I-P (Industrial Park). Kopac explained that this land development plan is being proposed by the developer to construct a 24,390 Sq. Ft. Industrial Building. Kopac stated that they are proposing to have a very limited number of employees at this new facility and based on the required number of parking spaces, the owners sought a variance from the Zoning Hearing Board on November 22, 2016. The Zoning Hearing Board granted a parking variance of 82 spaces with 60 parking spaces being land banked in the event that the Township would ever deem the additional parking necessary at any time in the future. Engineer Jonas stated the land development plan also shows a

PLASTIKOS LAND
DEVELOPMENT PLAN

future building expansion of 14,000 square feet.

Motion by McElderry, seconded by Green to recommend approval of the Plastikos Land Development Plan, 8115 Hawthorne Drive, Parcel ID No. 40-17-73-19.09; I-P (Industrial Park) as presented.

APPROVAL
RECOMMENDED

Vote : 7/0

Mike Sanford, of Sanford Surveying & Engineering, P.C. was present on behalf of the Brogdon Sewage Planning Module, Parcel ID No. 40-23-111-5 In-Part; A-1 (Agricultural). Sanford explained that it is required that someone from the planning commission sign the Sewage Planning Module. Miller noted he has reviewed the planning module submitted by Mr. Sanford and he has determined it to be a complete submittal and has lent his signature accordingly. Will acknowledged that he would sign the Brogdon Sewage Planning Module on behalf the Planning Commission.

BROGDON SEWAGE
PLANNING MODULE

Motion by Green, seconded by Colvin to authorize the chairman's signature of the Brogdon Sewage Planning Module, Parcel ID No. 40-23-111-5, In-Part; A-1 (Agricultural).

SIGNATURE
AUTHORIZED

Vote: 7/0

Mike Sanford, of Sanford Surveying & Engineering, P.C. was present on behalf of the Richard and Victoria Brogdon Subdivision Plan, Parcel ID No. 40-23-111-5 In-Part; A-1 (Agricultural). Sanford explained the subdivision plan consists of a proposed subdivision of the existing 41.60 acre parcel into two (2) separate parcels. Sanford stated that the owners plan on building a house and plan on utilizing the existing barn as an accessory building. The owners recently received a demo permit to demolish four small out buildings. The owners have also included a note on the plan indicating if a building permit is not issued for the new residence within 6 months of the recording date of this plan, then the existing barn shall be removed. Sanford said the residue parcel will be serviced by an on-lot septic system, which has also been plotted on the plan.

RICHARD AND
VICTORIA BROGDON
SUBDIVISION PLAN

Motion by Green, seconded by Brennan to recommend approval of the Richard and Victoria Brogdon Land Development Plan, Parcel ID No. 40-23-111-5 In-Part, A-1 (Agricultural) with conditions to provide an additional note on the plan regarding when they received the demolition permit for the four small out buildings.

APPROVAL
RECOMMENDED
WITH CONDITIONS

Vote: 7/0

With no other business to come before the Board, motion was made by McElderry, seconded by Green to adjourn the meeting at 7:10pm.

ADJOURNMENT

Vote: 7/0

Respectfully submitted,



Tamara L. Cass

Administrative Assistant

1/11/2017

SUMMIT TOWNSHIP PLANNING COMMISSION

Reorganization/Regular Business Meeting

Monday, January 09, 2017

Public Meeting 7:00 P.M.

AGENDA

1. **CALL TO ORDER**
2. **2017 BOARD APPOINTMENTS**
 - Chairman
 - Vice Chairman
 - Secretary
3. **APPROVAL OF MINUTES**
(12/12/2016 regular business meeting)
4. **U-HAUL MOVNG AND STORAGE - Land Development Plan**
Parcel ID No. 40-1-16-88.11; B-1 (Business)
5. **U-HAUL MOVNG AND STORAGE - Alternate Greenspace Plan**
Parcel ID No. 40-1-16-88.11; B-1, (Business)
6. **PLASTIKOS - Land Development Plan**
8115 Hawthorne Drive, Parcel ID No. 40-17-73-19.09; I-P (Industrial Park)
7. **BROGDON SEWAGE PLANNING MODULE – Authorization to sign**
Parcel ID No. 40-23-111-5, In-Part, A-1 (Agricultural)
8. **RICHARD AND VICTORIA BROGDON - Subdivision Plan**
Parcel ID No. 40-23-111-5, In-Part, A-1 (Agricultural)
9. **ADJOURNMENT**

**SUMMIT TOWNSHIP PLANNING COMMISSION
REGULAR BUSINESS MEETING**

January 9, 2017
7:00 P.M.

	Name	Address	City	State	Zip	Phone #
1	Mrs Greene	8553 Jander Rd	Erie	PA	16509	
2	Steve Kopp for Corney	1889 W. Zeth St.	Erie	PA	16508	
3	MARIE Sanford	818 Hawthorne Dr	Erie	PA	16509	
4	Ear Livingston	4721 KLESTER AVE	ESPAIE	PA	16506	
5	Victoria Bricard	213 Maryell St	Pittsburg	PA	15205	
6	Richard Braggard	435 MORTWICK DR	ERIE	PA	16505	
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