

# SUMMIT TOWNSHIP PLANNING COMMISSION

## Regular Business Meeting

Monday, December 11th, 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, Bill White, Ron McElderry, and Alternate Tracey Colvin. Also present were Engineer Matthew Jonas, Zoning Administrator Nathan Miller, Administrative Assistant Tamara Cass and 4 interested members of the public. Board Members Joel Brennan and James Andrus were absent from the meeting.

CALL TO ORDER

Motion by Green, seconded by Colvin, to approve the November 13th, 2017 minutes as presented.  
Vote: 5/0

APPROVAL  
OF MINUTES

Zoning Administrator Miller explained this proposed land development plan was tabled from the last Planning Commission meeting, held November 13, 2017, for multiple items on the plan that did not comply with township ordinances. The developer has since applied for a variance to Section 312.11 (side slope requirements of stormwater management facilities within the 50 feet buffer area) of the Zoning Ordinance and has not provided updated plans depicting any changes recommended in Engineer Jonas' review letter.

AUTO EXPRESS KIA  
LAND DEVELOPMENT  
PLAN

Motion by Green, seconded by McElderry, to table the Auto Express KIA Land Development Plan, 9090 Peach Street, Parcel ID No. 40-019-083.0-011.01, B-1 (Business)/A-1 (Agricultural) until the next Planning Commission Meeting to be held on January 8th, 2017.  
Vote: 5/0

TABLED

Zoning Administrator Miller explained this proposed land development plan was tabled from the last Planning Commission meeting held, November 13, 2017, for multiple items on the plan that did not comply with township ordinances. The developer has since applied for a variance to Section 312.11 (side slope requirements of stormwater management facilities within the 50 feet buffer area) of the Zoning Ordinance and has not provided updated plans depicting any changes recommended in Engineer Jonas' review letter.

AUTO EXPRESS KIA  
ALTERNATE  
GREENSPACE PLAN

Motion by Green, seconded by Colvin, to table the Auto Express KIA Land Development Plan, 9090 Peach Street, Parcel ID No. 40-019-083.0-011.01, B-1 (Business) / A-1 (Agricultural) until the next Planning Commission Meeting to be held on January 8<sup>th</sup>, 2017.  
Vote: 5/0

TABLED

Mike Sanford, from Sanford Surveying & Engineering, P.C., was present on behalf of the Sleep Inn and Suites Land Development Plan, 8066 Old Oliver Road, Parcel ID No. 40-017-073.0-002.08, B-1 (Business). Sanford explained that the purpose of the Land Development Plan is to construct an 81 room hotel. Sanford also noted that this hotel has a porte cochere which is a separate building structure in the front of the building and it does not encroach on the building setback. The board addressed the issue of standing water depth in the proposed pond during storm events, and stated that they would like a fence constructed around three sides of the pond to ensure public safety. White suggested building a fence with a gate at the points where the easement intersects the fence to allow access into the easement area if needed. Sanford stated that the pond is designed to be a dry stormwater facility outside of rain events and didn't understand the board's concern for the fence. Sanford asked if the concern was for a clear separation between the parking lot and the stormwater facility? The board agreed that the separation between the two was what they were looking for. Discussion ensued regarding the type of fence that should be used. Since no clear recommendation was made, Sanford said that he would propose a solution that could be decided/approved by the Board of Supervisors during their approval process. The board agreed it was a reasonable solution.

SLEEP INN AND SUITES  
LAND DEVELOPMENT  
PLAN

Summit Township Planning Commission  
Regular Business Meeting  
Monday, December 11, 2017

Motion by Green, seconded by McElderry, recommending approval of the Sleep Inn & Suites Land Development Plan contingent upon determination by the Board of Supervisors of the type of fence to be constructed as a separation between the parking lot and stormwater management facility.

Vote 5/0

APPROVAL  
RECOMMEDED  
W/CONDITIONS

Mike Sanford, from Sandord Surveying & Engineering, P.C., was present on behalf of the Sleep Inn and Suites Land Development Plan, 8066 Old Oliver Road, Parcel ID No. 40-017-073.0-002.08, B-1 (Business). Sanford explained that the greenspace plan is an alternate due to the proposed plantings of bushes only, instead of the required mixture of trees and shrubs, on the boundary along I-90 to avoid interfering with the overhead electrical lines in the future. Sanford also noted that the planting strip in the southwest corner of the property is proposed to be well off the property line in an attempt to avoid an existing wetland area.

SLEEP INN AND SUITES  
ALTERNATE  
GREENSPACE PLAN

Motion by McElderry, and seconded by Green, to approve the Sleep Inn & Suites Alternate Greenspace Plan.

Vote: 5/0

APPROVED

With no other business to come before the Board, motion was made by Green, seconded by Colvin to adjourn the meeting at 7:12 pm.

Vote: 5/0

ADJOURNMENT

Respectfully submitted,

Tamara L. Cass  
Administrative Assistant  
12/15/17