

SUMMIT TOWNSHIP PLANNING COMMISSION
Reorganization/Regular Meeting
Monday, January 8th, 2018

The Summit Township Planning Commission reorganization/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, Tracey Colvin and Christopher Friday. Also present were Engineer Matthew Jonas, Zoning Administrator Nathan Miller, Administrative Assistant Tamara Cass and 3 interested members of the public. Board Member James Andrus and Alternate Member Joel Brennan were absent from the meeting.

CALL TO ORDER

Motion by Green, seconded by McElderry, to reappoint Tim Will as Chairman, to serve until 12/31/18.

2018 APPOINTMENTS

Vote:6/0

CHAIRMAN

Motion by Will and seconded by Friday to appoint Christian Green as Vice Chairman, to serve until 12/31/18.

VICE CHAIRMAN

Vote:6/0

Motion by Green, seconded by Friday to appoint Tamara Cass as Secretary, to serve until 12/31/18.

SECRETARY

Vote: 6/0

Motion by Green, seconded by Colvin, to approve the December 11th, 2018 minutes as presented.

APPROVAL
OF MINUTES

Vote: 6/0

Steve Kopac, was present on behalf of 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). This plan was tabled at the December 2017 Planning Commission Meeting as the Planning Commission agreed that the plan was insufficient. 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 was granted the variance. Kopac explained that the proposed land development plan consists of a proposed 19,396 sq. ft. KIA automobile sales and service facility. Steve stated that he addressed all Engineer Jonas' plan review comments.

AUTO EXPRESS KIA
LAND DEVELOPMENT
PLAN

Motion by Green, seconded by Friday, to recommend approval of 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) as presented.

APPROVAL
RECOMMENDED

Vote: 6/0

Steve Kopac, was present on behalf of the Auto Express KIA Alternate Greenspace Plan, 9090 Peach Street, Parcel ID No. 40-019-083.0-011.01, B-1 (Business)/A-1 (Agricultural). This plan was tabled at the December 2017 Planning Commission Meeting as the Planning Commission agreed that the plan was insufficient. 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 was granted the variance. Kopac explained that the proposed alternate greenspace plan for the proposed 19,396 sq. ft. KIA automobile sales and service facility is an alternate because the developers is utilizing existing vegetation in the rear (west) of the property and believes the proposed greenspace meets the intent of the ordinance provisions. Jonas stated that the plan shows trees along the property lines, however there is one in the marginal access. Will said he recommends that we leave it there for aesthetic reasons until the marginal access road is built. Steve stated that he addressed all Engineer Jonas' comments.

AUTO EXPRESS KIA
ALTERNATE
GREENSPACE PLAN

Summit Township Planning Commission
Regular Business Meeting
Monday, January 8th, 2018

Motion by Friday, seconded by Green, to approve the Auto Express KIA Alternate Greenspace Plan, 9090 Peach Street, Parcel ID No. 40-019-083.0-011.01, B-1 (Business)/A-1 (Agricultural) as presented.

APPROVED

Vote: 6/0

Joe Palermo, was present on behalf of the Copperleaf Amended Phase 1 Land Development Plan, Parcel ID No. 40-001-007.0-001.05, T-1 (Transitional). Palermo explained the purpose of the Amended Land Development Plan is to supersede the previously recorded Copperleaf Phase 1 Land Development Plan. This amended land development plan proposes new improvements that include a proposed third use building containing six (6) residential loft apartments over 5,210 sq. ft. of commercial space with additional associated parking spaces and utility revisions. Jonas stated that the buildings were not clearly labeled with accurate square footages and would like to see that shown on the plan. Will asked about the types of retail stores that were inside the commercial buildings. Palermo indicated that the commercial buildings will include small shops and at least one restaurant with 140 seats.

COPPERLEAF
AMENDED LAND
DEVELOPMENT PLAN

Motion by McElderry, seconded by Green, to recommend approval of the Copperleaf Amended Land Development Plan, 9090 Peach Street, Parcel ID No. 40-001-007.0-001.05, T-1(Transitional) conditioned upon showing clarifications of the square footages on each commercial building.

APPROVAL
RECOMMEDED
W/CONDITIONS

Vote 6/0

Joe Palermo, was present on behalf of the Copperleaf Alternate Greenspace Plan, Parcel ID No. 40-001-007.0-001.05, T-1 (Transitional). Palermo explained that the greenspace plan is an alternate due to the additional 1.683 heavily wooded acres that was purchased from the neighboring property and incorporated into the development on the southwest border of the property, which they are proposing to utilize the existing natural vegetation as their required landscape screen. Palermo also stated that the plan reflects the addition of a third use mixed use building, parking and additional interior greenspace. Jonas stated that the alternate greenspace plan shows a (14) fourteen-unit building which does not comply with the ordinance. The plan should show at a maximum a ten (10) unit townhouse building and a four (4) unit townhouse building. Jonas stated that on the previous greenspace plan, potted plants were shown in front of the commercial buildings and they are not showing on this plan. Joe explained that aesthetics is big for them on this project as they are proposing a water fountain and a nice entrance sign. Will stated that he would like to see the potted plants in front of the commercial buildings reflected on the plan.

COPPERLEAF
ALTERNATE
GREENSPACE PLAN

Motion by Green, and seconded by Friday, to approve the Copperleaf Alternate Greenspace Plan, Parcel ID No. 40-001-007.0-001.05, T-1(Transitional) with conditions that the developer show and specify the location and size of the potted plants in front of the commercial buildings and to show at a maximum a ten (10) unit townhouse building and four (4) unit townhouse building.

APPROVED W/
CONDITIONS

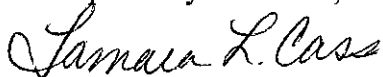
Vote: 6/0

With no other business to come before the Board, motion was made by McElderry, seconded by Friday to adjourn the meeting at 7:13 pm.

ADJOURNMENT

Vote: 6/0

Respectfully submitted,



Tamara L. Cass

Secretary

1/9/2018

SUMMIT TOWNSHIP PLANNING COMMISSION

Reorganization / Regular Business Meeting

Monday, January 8th, 2018

7:00 P.M.

AGENDA

1. **CALL TO ORDER**
2. **2018 BOARD APPOINTMENTS**
 - Chairman
 - Vice Chairman
 - Secretary
3. **APPROVAL OF MINUTES**
(12/11/2017) Regular Business Meeting
4. **CORRESPONDENCE**- none
5. **AUTO EXPRESS KIA** – Land Development Plan
9090 Peach Street, Parcel ID No. 40-019-083.0-011.01, B-1 (Business) A-1(Agriculture)
6. **AUTO EXPRESS KIA** – Alternate Greenspace Plan
9090 Peach Street, Parcel ID No. 40-019-083.0-011.01, B-1 (Business) A-1 (Agriculture)
7. **COPPERLEAF** – Amended Phase 1 Land Development Plan
Parcel ID No. 40-001-007.0-001.05, T-1 (Transitional)
8. **COPPERLEAF** – Alternate Greenspace Plan
Parcel ID No. 40-001-007.0-001.05, T-1 (Transitional)
9. **ADJOURNMENT**

**SUMMIT TOWNSHIP PLANNING COMMISSION
REORGANIZATION / REGULAR BUSINESS MEETING**
January 8, 2018
7:00 P.M.

| | Name | Address | City | State | Zip | Phone # |
|----|-------------------------|------------------|------|-------|-------|----------|
| 1 | Phos Greene | 8553 Dunder Rd | Eni | PA | 16509 | — |
| 2 | Steve Keener | 1587 W. 25th St. | Eni | PA | 16508 | |
| 3 | Oba Ralston | 2500 Ralston Dr | Eni | PA | 16505 | 835-6757 |
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