

SUMMIT TOWNSHIP PLANNING COMMISSION

Regular Meeting

Monday, February 12th, 2018

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, Bill White, Ron McElderry, James Andrus, Tracey Colvin and Christopher Friday.

CALL TO ORDER

Also present were Engineer Matthew Jonas, Zoning Administrator Nathan Miller, Secretary Tamara Cass and 3 interested members of the public. Board Member Christian Green and Alterna Member Joel Brennan were absent from the meeting.

Motion by McElderry, seconded by Friday, to approve the January 8th, 2018 minutes as presented.

APPROVAL
OF MINUTES

Vote: 6/0

Motion by Andrus, seconded by Colvin, to authorize the advertisement of a public meeting to be held by both the Planning Commission and the Comprehensive Plan Steering Committee to receive public input regarding the draft Comprehensive Plan and the future of Summit Township, to be held Tuesday, March 6, 2018 from 12:00pm to 7:30pm.

COMPREHENSIVE
PLAN PUBLIC
MEETING

Vote: 6/0

Jim Welka, of Henry T. Welka & Associates, was present on behalf of the Revocable Trust of William Sennett Subdivision Plan, Parcel ID Nos. 40-001-001.0-005.00, 007.00 & 007.01 R-2 (Residential). Welka explained that this proposed replot shows 0.562 acres of Parcel No. 40-001-001.0-007.00 being conveyed and incorporated into Parcel ID No. 40-001-001.0-005.00. The proposed plan also shows 0.117 acres of Parcel No. 40-001-001.0-007.00 being conveyed and incorporated in Parcel No. 40-001-001.0-007.01. The residual parcel will become 10.322 acres of vacant land.

REVOCABLE TRUST
OF WILLIAM SENNETT
SUBDIVISION PLAN

Motion by Green, seconded by Friday, to recommend approval of the Revocable Trust of William Sennett Subdivision Plan, Parcel ID Nos. 40-001-001.0, 005.00-007.00 & 007.01, R-2 (Residential) as presented.

APPROVAL
RECOMMENDED

Vote: 6/0

Jim Welka, of Henry T. Welka & Associates, was present on behalf of the R & S Clark Family Partnership Amended Land Development Plan, 9740 Peach Street, Parcel ID No. 40-026-103.0-031.01, B-1 (Business)/A-1 (Agricultural). Welka explained the purpose of the Amended Land Development Plan is to supersede the previously recorded R & S Clark Family Partnership Land Development Plan. The original land development plan consisted of a proposed conversion of an existing 1,964 sq. ft. residential dwelling into a commercial / office / studio with a proposed new addition which was planned to be 387 sq. ft. larger than the original attached garage. Welka explained that the owners are scaling back and decided not to build the studio; however, they do intend to keep the commercial office space originally proposed. Due to the reduced size of the commercial use they are proposing to provide 6 on-site parking spaces, which reduces their overall impervious surface.

R & S CLARK FAMILY
PARTNERSHIP
AMENDED LAND
DEVELOPMENT PLAN

Motion by Andrus, seconded by Colvin to recommend approval of the R & S Clark Family Partnership Amended Land Development Plan, 9740 Peach Street, Parcel ID No. 40-026-103.0-031.01, B-1 (Business)/A-1 (Agricultural).

APPROVAL
RECOMMENDED

Vote: 6/0

SUMMIT TOWNSHIP PLANNING COMMISSION

Regular Business Meeting

Monday, February 12th, 2018

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Jim Welka, of Henry T. Welka & Associates, was present on behalf of R & S Clark Family Partnership Alternate Greenspace Plan, 9740 Peach Street, Parcel ID No. 40-026-103.0-031.01, B-1 (Business)/A-1 (Agricultural). Welka explained that the greenspace is an alternate as they are proposing to utilize the existing vegetation and woodland areas on the north, west and south sides of the property. In addition to the existing vegetation, they are proposing a 5' planting strip of shrubs and bushes along the Peach Street R-O-W as required by the greenspace provisions.

R & S CLARK FAMILY
PARTNERSHIP
ALTERNATE
GREENSPACE PLAN

Motion by Friday, seconded by Andrus, to approve the R & S Clark Family Partnership Alternate Greenspace Plan, 9740 Peach Street, Parcel ID No. 40-026-103.0-031.01, B-1 (Business)/ A-1 (Agricultural) as presented.

APPROVED

Vote: 6/0

Jim Welka, of Henry T. Welka & Associates, was present on behalf of the Eldaberry Woods Phase 3 Subdivision Plan, Parcel ID No. 40-019-083.0-036.04 In-Part, A-1 (Agricultural). Welka explained that this proposed subdivision plan shows the subdivision of the existing 54.966 acre parcel into two (2) separate parcels, creating phase 3, lot 5 on New Road. The proposed flag lot would become 6.674 acres. The residual parcel would become 42.724 acres. The Wasielewski's are aware that a 20' sanitary easement currently exists on both lots of record. Welka noted that the Wasielewski's are proposing to subdivide the lot for the purpose/market of a single-family dwelling building lot. White asked about the suggested mitigation of wetlands verbiage as it is currently noted on the plan. Welka confirmed that "suggested" should be taken off the plan and rewritten to read "existing wetland mitigation area".

ELDABERRY WOODS
PHASE 3 SUBDIVISION
PLAN

Motion by McElderry, and seconded by Friday, to recommend approval of the Eldaberry Woods Phase 3 Subdivision Plan, Parcel ID No. 40-019-083.0-036.04 In-Part, A-1 (Agricultural) conditioned upon the correction of the wetland mitigation language as discussed.

APPROVAL
RECOMMENDED
W/CONDITIONS

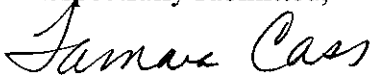
Vote: 6/0

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

ADJOURNMENT

Vote: 6/0

Respectfully submitted,



Tamara L. Cass

Secretary

2/20/18

SUMMIT TOWNSHIP PLANNING COMMISSION

**Regular Business Meeting
Monday, February 12th, 2018
7:00 P.M.**

AGENDA

1. **CALL TO ORDER**
2. **APPROVAL OF MINUTES**
(1/8/2018) Reorganization / Regular Business Meeting
3. **CORRESPONDENCE**- none
4. **AUTHORIZATION TO ADVERTISE COMPREHENSIVE PLAN PUBLIC MEETING**
5. **REVOCABLE TRUST OF WILLIAM SENNETT** – Subdivision Plan
6336 Red Pine Lane, Parcel ID Nos. 40-001-001.0-005.00, 007.00 & 007.01, R-2 (Residential)
6. **R & S CLARK FAMILY PARTNERSHIP** – Amended Land Development Plan
9740 Peach Street, Parcel ID No. 40-026-103.0-031.01, B-1 (Business) / A-1 (Agricultural)
7. **R & S CLARK FAMILY PARTNERSHIP** – Alternate Greenspace Plan
9740 Peach Street, Parcel ID No. 40-026-103.0-031.01, B-1 (Business) / A-1 (Agricultural)
8. **ELDABERRY WOODS PHASE 3**– Subdivision Plan
Parcel ID No. 40-019-083.0-036.04, In-part, A-1 (Agricultural)
9. **ADJOURNMENT**

SUMMIT TOWNSHIP PLANNING COMMISSION
 REORGANIZATION / REGULAR BUSINESS MEETING
 February 12, 2018
 7:00 P.M.

	Name	Address	City	State	Zip	Phone #
1	JIM WELKA	3200 W 32 ST	ERIE	PA	16506	833 3900
2	Sen No Overlander	Wolfe Road 8780 P	Waterford	Pa	16841	8669793
3	Eldon Krawinkel	Mc	Pa	Pa	16841	8669793
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