

SUMMIT TOWNSHIP PLANNING COMMISSION
Regular Meeting
Monday, May 14, 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, Tracey Colvin, Christopher Friday, Christian Green and James Andrus. Also present were Engineer Matthew Jonas, Zoning Administrator Nathan Miller, and eight (8) interested members of the public. Board Member Ronald McElderry and Alternate Member Joel Brennan were absent from the meeting.

CALL TO ORDER

Motion by Green, seconded by White, to approve the April 9, 2018 minutes as presented.
Vote: 6/0

APPROVAL
OF MINUTES

Chairman Will noted that residents John & Julie Willow had spoken with Township staff earlier in the day and requested to be able to present a letter at the meeting this evening regarding their thoughts on the Township's Comprehensive Plan. John Willow stated that he and his wife had been out of town for the past six (6) months and weren't able to attend the public workshop that was held on March 6, 2018. He stated that it is hard for some residents to make the one and only public meeting that was held, especially if they are out of town for the winter. Zoning Administrator Miller noted that the meeting he is referencing was an eight (8) hour workshop that was specifically held in such a manner so that as many Township residents could have the opportunity to participate on that day as possible. He also noted that the Township had a prior public meeting in October, 2017 in addition to a postage paid survey that was provided to all residents and property owners to receive their thoughts and input regarding the current state and planned future of the Township. Mr. Willow stated that he did receive a copy of the survey and that he did fill it out, but he was unaware of the previous public meetings. He moved on to say that at this time he would like to provide the board with a letter and supporting documentation as to why he feels his land at the northeast corner of Hershey Road and Edinboro Road should be shown on the future land use map within the Comprehensive Plan as Transitional. He added that his land was designated as Transitional in the previous Comprehensive Plan that had been completed by the Township in 2001, and he feels that his property is still properly suited for such a designation in the new plan. The Board accepted copies of the letter from John & Julie Willow.

CORRESPONDANCE
• John & Julie Willow

Mike Sanford, of Sanford Surveying and Engineering, was present on behalf of the Summit Pointe Preliminary Plan, 8061 Hamot Road, Parcel ID No. 40-017-073.0-022.00, R-2 (Residential). Sanford explained the Preliminary Plan shows a proposed development of forty-two (42) single-family dwelling lots on the subject property. The developer is proposing to demolish the old farmhouse and construct two (2) public roads that will run throughout the subdivision. Sanford added that six (6) of the lots would have homes on them fronting Hamot Road, and the additional thirty-six (36) lots would have homes fronting the new proposed public streets. Green asked why sidewalks were shown throughout the entire proposed development but not along Hamot Road running along the boundary of the development. Sanford stated that he believed they had shown sidewalk running along the boundary of their development abutting Hamot Road, but if it isn't on the drawing that was submitted that it was an oversight on his part and they would show it. Andrus asked if the developer was proposing to run storm sewer along Hamot Road. Sanford stated that they are proposing to run storm sewer along the portion of the subject property that borders Hamot Road as a part of their stormwater management plan design. Andrus asked if the proposed public streets would have curbing. Sanford stated that the

SUMMIT POINTE
PRELIMINARY PLAN

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developer is proposing to install mountable curbs along all new public streets that are proposed throughout the development.

Motion by Friday, seconded by Green, to recommend approval of the Summit Pointe Preliminary Plan, 8061 Hamot Road, Parcel ID No. 40-017-073.0-022.00, R-2 (Residential), conditioned upon additional sidewalks being shown on the plan running along the section of Hamot Road abutting the proposed development.

Vote: 6/0

Mike Sanford, of Sanford Surveying and Engineering, was present on behalf of the 7165 Peach Street Amended Land Development Plan, 7165 Peach Street, Parcel ID No. 40-005-019.2-005.00, B-1 (Business). Sanford explained the Amended Land Development Plan is being presented to reflect a few changes that have happened since the last version of a plan for the subject site was approved and recorded. He noted that the Owners had recently received a variance from the Summit Township Zoning Hearing Board regarding the required number of on-site parking spaces that needed to be provided, as well as a variance to allow the side yard setback to be reduced to accommodate the re-location of their dumpster enclosure on-site. He also added that the last plan approved for this site had shown the demolition of the front building facade on Suite 200, which was formerly proposed to be flush with the rest of the plaza. However, since that last plan the owners have decided to keep this facade the way that it formerly was, and they wanted to reflect that on this new plan submittal along with the previously mentioned changes.

7165 PEACH STREET
AMENDED LDP.

Motion by Andrus, seconded by Friday, to recommend approval of the 7165 Peach Street Amended Land Development Plan, 7165 Peach Street, Parcel ID No. 40-005-019.2-005.00, B-1 (Business).

Vote: 6/0

Zoning Administrator Miller presented the proposed Zoning Ordinance Amendment pertaining to multiple sections of the existing zoning ordinance for review and discussion. Miller reviewed each individual section of the proposed amendment and highlighted the changes that had been made since the last Planning Commission meeting, including those that were made as a direct result of the Planning Commission's prior review comments. Discussion ensued with input from the Board, Miller, Engineer Jonas, as well as the public.

PROPOSED
AMENDMENT TO
ZONING ORDINANCE
NO. 1992-05

The board agreed on all but two sections of the proposed amendment. Chairman Will expressed a dislike with the proposed amendment to Section 312.06 in regard to the minimum required lot depth to width ratio. Will expressed his opinion that he didn't believe that a minimum bar should be set for the lot width to depth ratio and that each individual subdivision should be treated on a case by case basis.

Colvin expressed a dislike with the proposed amendment to Section 617 in regard to vehicle storage. Colvin expressed her opinion that she thinks that the Township should allow residents a certain amount of time to legally have an uninspected car openly displayed on their property. She stated that in certain cases residents may want to sell one of their personal vehicles that has a lapsed inspection or registration, and she thinks they should be able to do that without being in violation of the Zoning Ordinance for a certain period of time.

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Discussion ensued regarding these two sections of the proposed ordinance amendment and the Townships enforcement procedures with input from the Board, Zoning Administrator Miller, and Engineer Jonas.

Motion by Andrus, seconded by Green, to recommend approval of the proposed Amendment to Zoning Ordinance No 1992-05, as written and presented to them at this meeting.

Vote: 4/2

Andrus, Green, Friday and White voted "aye".

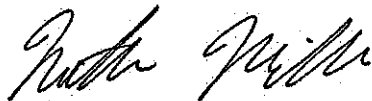
Will and Colvin voted "nay".

With no other business to come before the Board, motion was made by Colvin, seconded by Friday, to adjourn the meeting at 8:44 pm.

ADJOURNMENT

Vote: 6/0

Respectfully submitted,



Nathan R. Miller
Zoning Administrator
6/04/2018

SUMMIT TOWNSHIP PLANNING COMMISSION

Regular Business Meeting

Monday, May 14, 2018

7:00 P.M.

AGENDA

1. **CALL TO ORDER**
2. **APPROVAL OF MINUTES**
(4/09/2018) Regular Business Meeting
3. **CORRESPONDENCE**- none
4. **SUMMIT POINTE** – Preliminary Plan
8061 Hamot Road, Parcel ID No. 40-017-073.0-022.00, R-2 (Residential)
5. **7165 PEACH STREET** – Amended Land Development Plan
7165 Peach Street, Parcel ID No. 40-005-019.2-005.00, B-1 (Business)
6. **RECOMMENDATION OF SUMMIT TOWNSHIP ZONING ORDINANCE AMENDMENT**
7. **ADJOURNMENT**

SUMMIT TOWNSHIP PLANNING COMMISSION
 REGULAR BUSINESS MEETING

May 14, 2018
 7:00 P.M.

	Name	Address	City	State	Zip	Phone #
1	Jeff Wynn & Janna Wynn	7221 COINBORO RD	ERIE	PA	16509	860-1009
2	Thos Greer	8553 Dundee Rd	ERIE	PA	16509	
3	Michael Chesley	8100 Hawthorne Dr.	ERIE	PA	16509	866-8616
4	Alan Fennell	8100 Hawthorne	ERIE	PA	16509	866-8616
5	MIKE SANFORD	4721 ATLANTIC AVE	ERIE	PA	16506	835-0010
6	Dominic Maleno	2340 West Grandview Blk	ERIE	PA	16506	833-6516
7	Paul Amara	4153 PENNA DR	ERIE	PA	16502	450-6280
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TO: Summit Township Planning Commission
FROM: John & Julie Willow
DATE: May 14, 2018
RE: Summit Township Comprehensive Plan

We were out of town the months of February and March into early April and were not able to attend the March 6th meeting. As a result, this is the first time we have been able to address you, both as long term residents and affected property owners.

We understand that a new comprehensive plan is being developed as a guide for future zoning and property use within the township. Our 17 acre property at the northeast corner of the intersection of Edinboro Road (Rt. 99) and Hershey Road may play a part in the planning. This property is included in the current comprehensive plan which is in use now and has been in use continually for 17 years. As I recall over 20 township residents and a consulting firm worked for over a year to develop this plan. In the current plan our property's designated or suggested use is T-1 Transitional Commercial (see Attachment #1).

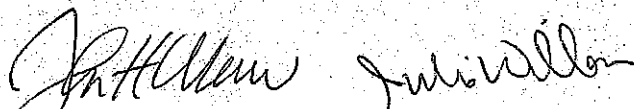
We ask that you continue the T-1 designation in the new plan. We have made our own plans for our property based on this designation for 17 years. The intent of the proposed T-1 zoning is for our property to act as a buffer for the I-1 and B-1 properties located on the west side of Rt. 99 directly across from our property (Attachment #2).

Please consider the following:

- Our property is a unique one. It has 1,900 foot frontage on Rt. 99, over 1/3 of a mile. Across from this property on the west side of Rt. 99 are 1,100 feet of I-1 frontage, 400 feet of T-1 frontage, and 400 feet of B-1 frontage. We also have about 300 feet of B-1 frontage at our east property line.
- The industrial and commercial uses that border the west and north of our property include a view of Car Plugs, which is a large manufacturing plant, and other commercial structures, with noise and heavy truck traffic.
- On Rt. 99 there are now 8,600 cars per day.
- All of this makes our property inappropriate for R-1 purposes.
- We do not feel that it is equitable for us to absorb the impact of I-1 and B-1 zoning abutting our current R-1 zoning. It is just this situation that T-1 zoning was planned for (Attachment #3)





















We therefore ask that you maintain the projected T-1 zoning for our property from the current comprehensive plan to the new comprehensive plan.

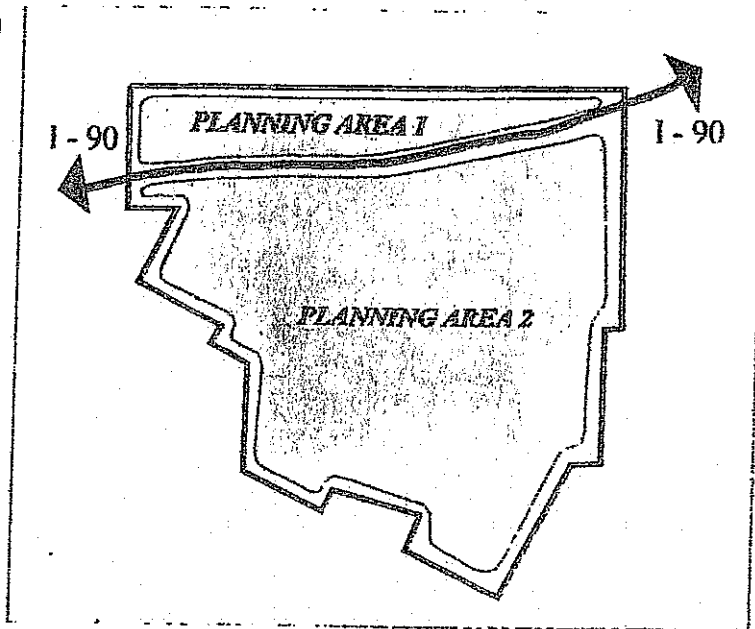
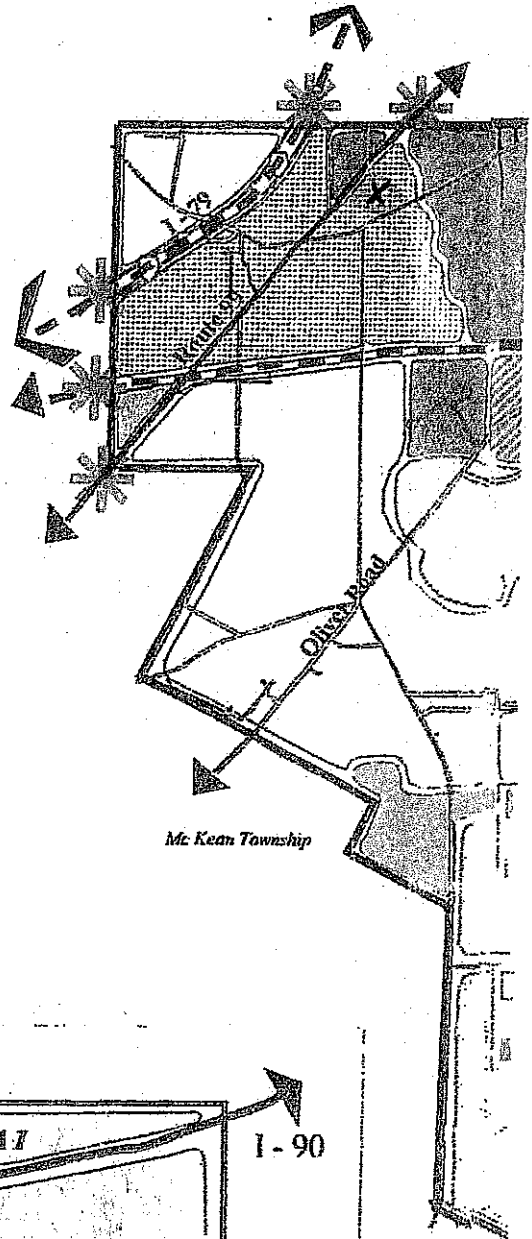
We appreciate the planning commission efforts to protect our interests and rights as Summit Township landowners.



ATTACHMENT # 1

LEGEND *Future Land Use Classifications*

-  Conservation
-  Agricultural (A1)
-  Agricultural (A2)
-  Single Family Residential
-  Traditional Residential
(single & two family)
-  Medium Density Mixed Residential
-  Town Center (TC1)
-  Town Center (TC2)
-  Community Commercial
-  ~~Transitional Commercial~~
-  Regional Retail Support
-  Regional Commercial
-  Regional Business Park
(institutional/cultural/educational)
-  Transitional Office Park
(educational/high tech)
-  Industrial Park
-  Light Industrial
-  Heavy Industrial
-  Route 97 Overlay
-  Route 19 Overlay
-  Gateways



Attachment # 2



LEGEND

- I-1
- B-1
- T-1
- Proposed T-1
- R-2
- R-1

Scale: 1" = 100'

374

0.04
13.0000

4.03
1.2000
4.0
1.3300
51
16
7
1.1900
6
2.7500
5
0.0001
2.9915
0.0001
4.4402
11.01
1.8900
252.55
10.0000
2.0000
1.9200
4.01
2.8640
2.0
2.1300
4.05
B.5585
2.0
1.0340
4.1800

B. **I-2 Industrial District:** The purpose of this district is to provide a district in the Summit Township Zoning Ordinance consonant with the applicable decisions of the Erie County Court of Common Pleas of Erie County, Pennsylvania, and the Commonwealth Court of Pennsylvania regarding the request for curative amendment by the Erie Disposal Company relating to the operation of the Lake View Landfill. Said decisions having been handed down by the court.

C. **I-3 Industrial District:** The purpose of the I-3 Industrial District is to designate a district (or districts) in the Summit Township Zoning Ordinance to provide suitable space for "drop-off centers" as that term is defined herein.

309 Industrial Park and Light Industrial Park:

These areas are created to be developed exclusively to industrial activity but with more restrictions than an industrial designation. The purpose of these districts are to encourage the use of industrial park development. Such development treats a large expanse of land as an industrial subdivision by planning, constructing, servicing and maintaining it in a manner that will make resourceful use of the land, increase compatibility and attractiveness of these uses to each other, and protect the Township's advantage in attracting industry.

All requirements for this district are listed in the Industrial Park section of this ordinance, Article 5.

310 Permitted uses: The principal use or uses on special exceptions for each district are shown in the following tables: 310.1, 310.2, 310.2A, 310.3, 310.4, 310.5. Uses given in the following categories shall be according to the common meaning of the term or definitions given in Article 2.

311 Transitional District:

An area designated to permit light business uses and residential uses to mix, allowing, but controlling, through traffic volume and building size, various uses (no big box retail). A district where the residential character of the area will be maintained and preserved utilizing buffers of natural (wooded) or man made barrier to separate different zoning uses. This designation broadens the use of properties otherwise affected by nearby business, industry or major thoroughfares. (Added 4/12/02)