

SUMMIT TOWNSHIP PLANNING COMMISSION
Regular Meeting
Monday, June 11, 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 Ron McElderry. Also present were Engineer Matthew Jonas, Zoning Administrator Nathan Miller, Staff Secretary Tamara Cass and three (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 Friday, to approve the May 14, 2018 minutes as presented.

Vote: 6/0

APPROVAL
OF MINUTES

Chairman Will noted that a letter was received by property owner Marvin E. Gold providing comment regarding the draft comprehensive plan future land use map, and it has been added to the Comprehensive Plan public input record.

CORRESPONDANCE
• Marvin E. Gold Letter

Terry Rea, of Tresler-Rea-Dahlkemper Partnership, was present on behalf of the Leon and Elda Wasielewski #7 Subdivision Plan, Parcel ID No. 40-019-082.0-005.00, PRD (Planned Residential Development). Terry Rea explained they are proposing to subdivide the parent Parcel No. 40-019-082.0-005.00 into (2) separate parcels. The proposed parcel "7-A" would become 2.14 acres being conveyed and incorporated as Phase 7, of the Trails of Five Points development. Proposed parcel "7-B" would become 1.45 acres to be retained by Leon and Elda Wasielewski. Terry Rea stated Wasielewski's barn is currently in the way of the proposed road and will be torn down at a later date. Green verified with Zoning Administrator Miller that a revised developers agreement is underway which includes removal of Wasielewski's barn.

LEON AND ELDA
WASIELEWSKI #7
SUBDIVISION PLAN

Motion by Green, seconded by Colvin, to recommend approval of the Leon and Elda Wasielewski #7 Subdivision Plan, Parcel ID No. 40-019-082.0-005.00, PRD (Planned Residential Development), conditioned upon the developers' agreement being revised to include some assurance regarding the removal of Wasielewski's barn.

Vote: 6/0

APPROVAL
RECOMMENDED WITH
CONDITIONS

Terry Rea, of Tresler-Rea-Dahlkemper, was present on behalf of The Trails at Five Points Phase 7 Subdivision Plan, Parcel ID No. 40-019-082.0-005.00, PRD (Planned Residential Development). Rea explained the Tresler-Rea-Dahlkemper Partnership is proposing a seven-lot subdivision as phase 7 of the Trails at Five Points, Planned Residential Subdivision. Jonas discussed the need for a separate sidewalk plan to show elevations and to meet the ADA standards. Will asked if they "followed the road" when installing the sidewalk. Will stated the sidewalk needs to go in during development at the same time as the road. Miller stated that they may ask the supervisors for a waiver of this requirement, but the sidewalk must be bonded in full. Discussion ensued with Miller and Jonas regarding explanation of the sidewalk requirements.

THE TRAILS AT FIVE
POINTS PHASE 7
SUBDIVISION PLAN

Motion by McElderry, seconded by Green, to recommend approval of the The Trails of Five Points Phase 7 Subdivision Plan, Parcel ID No. 40-019-082.0-005.00, PRD (Planned Residential Development), conditioned upon addressing all engineer Jonas' review comments.

Vote: 6/0

APPROVAL
RECOMMENDED WITH
CONDITIONS

SUMMIT TOWNSHIP PLANNING COMMISSION

Regular Business Meeting

Monday, June 11, 2018

Page 2 of 2

Andrew Schwartz (AJ), of Environment Planning and Design, was present on behalf of the Summit Township Comprehensive Plan Draft. AJ reviewed all the future land use map changes made by the Township staff, Supervisor Lee and consultants. Discussion ensued regarding the future land use map, Route 19 zoning gradient map, definitions and standards and how they all work together. Friday asked about the expansion of industrial zoning around five points on the future land use map. AJ explained that the choice to expand that type of land use in the that area was made because of the proximity to the other large-scale industrial uses and the main five points intersection which is scheduled to be upgraded in the near future. McElderry and Colvin expressed concerns about the seemingly confusing inclusion of the many choices considered on the Route 19 commercial land use options, as the committee has made a decision and would like to be clear on the particular option they chose. Colvin suggested that they highlight the chosen option on this page but should reference the other options in the "Facts and Figures" section of the plan and be clear on why they decided on the final version of the commercial corridor. Will noted, a dollar sign legend needs to be added on page 54 to make it clearer. Discussion ensued regarding the specifics of the "implementation, follow through and tracking" section and who the committee will be. Friday stated he would like to bring the plan "home" to the Planning Commission, meaning that the Planning Commission will have the most major role in tracking its implementation. Miller stated that the staff could report monthly on the Planning Commission Agenda about the progress made each month.

RECOMMENDATION
OF THE SUMMIT
TOWNSHIP
COMPREHENSIVE
PLAN

Motion by McElderry, seconded by Green, to recommend approval with all the conditions noted during the meeting.

Vote: 6/0

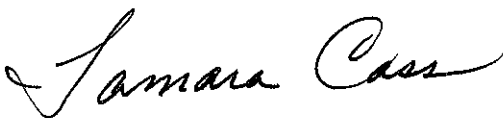
APPROVAL
RECOMMENDED WITH
CONDITIONS

With no other business to come before the Board, motion was made by Green, seconded by Friday, to adjourn the meeting at 8:03 pm.

Vote: 6/0

ADJOURNMENT

Respectfully submitted,



Tamara Cass
Secretary
7/11/18

SUMMIT TOWNSHIP PLANNING COMMISSION

Regular Business Meeting

Monday, June 11, 2018

7:00 P.M.

AGENDA

1. **CALL TO ORDER**
2. **APPROVAL OF MINUTES**
(5/14/2018) Regular Business Meeting
3. **CORRESPONDENCE-** Letter from Marvin E. Gold: Summit Township Comprehensive Plan Progress Draft Comments.
4. **LEON AND ELDA WASIELEWSKI #7** – Subdivision Plan
Parcel ID No. 40-019-082.0-005.00, PRD (Planned Residential Development)
5. **THE TRAILS AT FIVE POINTS PHASE 7** – Subdivision Plan
Parcel ID No. 40-019-082.0-005.00, PRD (Planned Residential Development)
6. **RECOMMENDATION OF THE SUMMIT TOWNSHIP COMPREHENSIVE PLAN**
7. **ADJOURNMENT**

SUMMIT TOWNSHIP PLANNING COMMISSION
REGULAR BUSINESS MEETING

June 11, 2018
7:00 P.M.

	Name	Address	City	State	Zip	Phone #
1	Jos Greene	8553 Dundee Rd	Spring	Pa	16509	—
2	THOMAS REA	BUCK CHIN DRUMPT	GIRARD	Pa	16417	—
3	AD SCHWARTZ	EPD 100 Ross St 15249	Pittsburgh	PA	15249	—
4						
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
21						

MAY 25 2018

MARVIN E. GOLD CFRE
FUND RAISING COUNSEL



311 SOUTH DALLAS AVENUE
PITTSBURGH, PA 15208
412.683.6000 · FAX: 412.404.8333
MGOLDCFRE@AOL.COM

May 25, 2018

Summit Township Supervisors
Jack F. Lee, Jr., Supervisor
Mark A. Welka, Supervisor
Tony Davis, Supervisor
1230 Townhall Rd. West
Suite 100
Erie, PA 16509

Re: Summit Township Comprehensive Plan Progress Draft
Comments regarding needed revisions.

Dear Sirs:

My partner, Cheryl Braver, and I are the owners of three parcels property in Summit Township that surround the Summit elements of the Erie Golf course. The parcel numbers are; 40-001-002.0-009.00, 40-001-002.0-010.00, and 40-001-002.0-012.00. The parcels are zoned R-2 as shown on the Summit Township Zoning Map (<http://summittownship.com/wp-content/uploads/2017/04/2017-ZONING-36X48.pdf>) The parcels are being actively marketed by Sherry Bauer Real Estate of Erie, Pa. The property is being marketed for sale regionally and nationally, in addition to local efforts.

As I reviewed Summit Township Comprehensive Plan Progress Draft, I noticed that our parcels were placed in incorrect categories/descriptors. In the Essential #3 – Future Land Use Plan drawing, pages 18 & 19, the properties are described as Resources Natural as opposed to Residential Medium Density as adjoining and similarly zoned properties are defined. Further, in the Essential #4 – Aligning Land Use and Sewer Service, pages 23 & 24, the parcels received no crosshatching designating future sewer service keyed as Supports Community Growth. Similar adjacent parcels were marked with the crosshatching. As part of the marketing/development of the properties, we are very interested in sewer and water utilities availability as well as their current status.

While we understand the Comprehensive Plan is for planning purposes and not a full rezoning of the Township, we do have concerns that if these errors were left uncorrected, they could lead to the possibility of unwanted restrictions hampering the sale and development of our properties. We ask you to make the corrections and share with us the revisions regarding our properties.

I think comprehensive plans like this serve an essential part of the process of building stronger communities to serve their citizens better. I did participate as a landowner in the survey that was an initial part of this process.

I am happy to speak with anyone who might have concerns or questions. I can be reached by phone or email.

Sincerely,

A handwritten signature in black ink, appearing to read 'Marvin E. Gold', with a long, sweeping horizontal line extending to the right.

Marvin E. Gold

C: Summit Planning Commission
Nathan Miller, Land Development and Zoning Officer
Sherry Bauer, President, Sherry Bauer Real Estate