

SUMMIT TOWNSHIP PLANNING COMMISSION
Regular Meeting
Monday, August 13, 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, Ron McElderry. Also present were Engineer Matthew Jonas, Zoning Administrator Nathan Miller, Staff Secretary Tamara Cass and five (5) interested members of the public. Board Members James Andrus, Christian Green and Alternate Joel Brennan, were absent from the meeting.

CALL TO ORDER

Motion by McElderry seconded by Colvin, to approve the July 9, 2018 minutes as presented.
Vote: 5/0

APPROVAL
OF MINUTES

Engineer Jonas, reviewed the details of the plan on behalf of the Subdivision of Lands of Donald Hess Subdivision Plan, Parcel ID No. 40-022-099.0-011.01 and 011.02 A-1 (Agricultural) / B-1 (Business) as there was no one else present to represent the plan. Jonas explained the owners are proposing to subdivide/replot Parcel ID No. 40-022-099.0-011.01 by conveying a portion of the land to the adjoining Parcel ID No. 40-022-099.0-011.02. Jonas stated the plan shows 9.01 acres of Parcel ID No. 40-022-099.0-011.01 is to be conveyed to and become an integral part of Parcel ID No. 40-022-099.0-011.02. The residual Parcel No. 011.01 is proposed to become 15.224 acres and after incorporation Parcel ID No. 011.02 is proposed to become 24.01 acres.

SUBDIVISION OF LANDS
OF DONALD N. HESS

Motion by McElderry, seconded by Friday, to recommend approval of the Subdivision of Lands of Donald N. Hess Subdivision Plan, Parcel ID No. 40-022-099.0-011.01 & 011.02, A-1 (Agricultural) / B-1 (Business).
Vote: 5/0

APPROVAL
RECOMMENDED

Mike Sanford, of Sanford & Associates, was present on behalf of Star Mobile Home Sales, LP Subdivision Plan, 8191 Peach Street, Parcel ID No. 40-005-071.0-004.00, In-part, B-1 (Business) District. Sanford explained the owners are proposing to subdivide Parcel No. 40-005-071.0-004.00 by separating the portion of property that the Star Mobile Home Sales Business exists on from the existing Summit Village Mobile Park and creating two new parcels. Colvin asked if the purpose of the subdivision plan is for tax purposes or for future development. Sanford stated that it may be for future development and he understands and is aware of the future Land Development requirements. McElderry asked about the intention to provide adequate screening according to the zoning ordinance, as he is concerned for the residents of the mobile home park. Friday stated that he would like to have assurance of screening to shield the mobile home park residents from what could be developed there in the future. Sanford stated that they are going to meet with Supervisor Jack Lee regarding the screening options. Friday asked about the private access road, which connects to Cloveridge Drive from the business lot, and would like to see it shown on the plan as an access easement. James McDonald, owner, stated that this private access road is used for water and electric maintenance and is not designed for public travel, it is a maintenance road. Sanford explained that if it is required then they will show the easement on the plan. Discussion ensued about the screening that must be provided per the Subdivision Land Development and Mobile Home Park Ordinance to be placed around the boundary of the mobile home park. Zoning Administrator Miller read the definition of screening out of the zoning ordinance as an example for the

STAR MOBILE HOME
SALES, LP SUBDIVISION
PLAN

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commission to consider. McElderry stated that he is concerned with protecting residents from headlights of vehicles from future development and would recommend something to block the light.

Motion by McElderry, seconded by Friday, to recommend approval conditioned upon providing adequate screening along the proposed property boundary line to protect the residents from headlights and sound that may result from future development.

APPROVAL
RECOMMENDED W/
CONDITIONS

Vote: 5/0

Jim Welka, of Henry T. Welka & Associates, was present on behalf of the Shawn and Lisa Jones Sketch Plan, Parcel ID Nos. 40-014-086.0-062.02, 062.01, and 065.00 A-1 (Agricultural). Welka explained the owners are proposing to subdivide/replot Parcel ID No. 40-014-086.0-062.02, In- Part. The plan shows a 2-acre portion of "Parcel B" Parcel ID No. 40-014-086-062.01 is to be conveyed to and become an integral part of Parcel ID No. 40-014-086.0-062.02. The plan also shows a 4-acre piece of Parcel "A" Parcel ID No. 40-025-086-065.00 to be conveyed to and become an integral part of Parcel ID No. 40-014-086.0-062.02. The residual Parcel ID No. 40-014-086.0-062.02 is proposed to become 7.81 acres after the subdivision. Welka stated the proposed sketch plan creates an odd shape lot and that is the reason they wanted to bring the sketch plan before the commission. McElderry asked about the terrain of the property behind the dwelling. Shawn explained the property behind the house is a rough terrain which includes a large steep ravine and he would like the opportunity to gain more useable property that is currently bordering his property to hunt on and to build a tree house for his kids. Will asked about the lot to depth ratio which led to a discussion about possible encroachment of the neighbor. Jonas stated that the owners meet the depth to width ratio. Welka asked if the proposed lot is considered a "flag" lot. Miller confirmed that it is not considered a flag lot, and that dwellings cannot be located on the "pole" part of the flag per ordinance requirements. Welka stated that they will maintain the lot at a 3-1 ratio to meet the zoning ordinance requirements when they redesign the plan per the commissions comments.

SHAWN AND LISA
JONES SKETCH PLAN

Miller stated that the project consists of construction of approximately 1,500 feet of 12" gravity sanitary sewer parallel to the existing 12" gravity sanitary sewer on Old Perry Highway and the project also plans for the construction of a 1-million-gallon equalization tank on the east side of Old Perry Highway. Miller read the project narrative of the Summit Township Sewer Authority Component 4A Planning Module. Miller noted that during this review he found multiple inconsistencies with the design of their proposal as it relates to the zoning ordinance. He stated that a sewage lagoon can only be allowed via a special exception from the Zoning Hearing Board which has not been obtained by the authority, and he cited multiple Front Yard Setback issues exist based upon the current proposal. The discussion ensued with input from the board.

REVIEW OF THE
SUMMIT TOWNSHIP
SEWER AUTHORITY
COMPONENT 4A
PLANNING MODULE

Motion by Friday, seconded by McElderry, to table the Summit Township Sewer Authority Component 4A Planning Module until the next planning commission meeting, on September 10, 2018, when they will hopefully be able to ask a representative from the Sewer Authority some questions about the project.

TABLED

Vote: 5/0

Jim Welka, of Henry T. Welka & Associates, was present on behalf of the of the Atkins Subdivision Component One Sewage Facilities Planning Module. Miller reviewed the completeness checklist with the board and stated that he has found the module to be complete and that the proposal is consistent with the Summit Township Ordinances.

ATKINS SUBDIVISION
COMPONENT ONE
SEWAGE FACILITIES
PLANNING MODULE

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Motion by Colvin, seconded by White to authorize the chairman's signature of the Atkins
Subdivision Component One Sewage Facilities Planning Module.

SIGNATURE
AUTHORIZED

Vote: 5/0

With no other business to come before the Board, motion was made by McElderry, seconded by
Friday, to adjourn the meeting at 8:20pm.

ADJOURNMENT

Vote: 5/0

Respectfully submitted,

Tamara Cass
Staff Secretary
9/4/18