

SUMMIT TOWNSHIP ZONING HEARING BOARD

Regular Business Meeting

Tuesday, August 28, 2018

The Summit Township Zoning Hearing Board Regular Business Meeting, as advertised, was called to order by Chairman Duane Hudak at 7:00 p.m. Also, present at the meeting were Board Members Robert Stewart and Joseph Welch, Solicitor Ed Betza, Zoning Administrator Nathan Miller, Stenographer Cecelia Muhanna and twenty-two (22) interested persons.

ROLL CALL

Motion by Joseph Welch, seconded by Robert Stewart, to approve the August 28, 2018, regular business meeting minutes as presented.

APPROVAL OF MINUTES

Vote: 3/0

Those offering testimony were sworn in by Chairman Duane Hudak.

Following discussion, as taken in transcript by Stenographer Muhanna, motion was made by Robert Stewart, seconded by Joseph Welch, to grant the Special Exception Use request to Summit Township Zoning Ordinance, Table 310.3 & Section 400.18, as requested by Fern Court Partnership, 7520 Peach Street, Parcel ID No. 40-001-016.0-085.00, B-1 (Business). Thereby granting their petition to operate a Light Manufacturing use in order to brew, ferment and bottle beer as a proposed expansion to their existing restaurant/bar located on the subject property.

FERN COURT PARTNERSHIP

- **SPECIAL EXCEPTION**
 - **Zoning Ord. Table 310.3 & Section 400.18 Light Manufacturing**
- GRANTED**

Vote: 3/0

Following discussion, as taken in transcript by Stenographer Muhanna, motion was made by Joseph Welch, seconded by Robert Stewart, to grant the Special Exception Use request to Summit Township Zoning Ordinance, Table 310.1 & Section 400.07, as requested by Raymond & Cynthia Stempka, 225 Zwilling Road W., Parcel ID No. 40-022-099.0-011.02, A-1 (Agricultural). Thereby granting their petition to operate a Home Occupation consisting of an art studio to be operated entirely within an existing detached pole building/barn on the subject property.

RAYMOND & CYNTHIA STEMPKA

- **SPECIAL EXCEPTION**
 - **Zoning Ord. Table 310.1 & Section 400.07 Home Occupation**
- GRANTED**

Vote: 3/0

Following discussion, as taken in transcript by Stenographer Muhanna, motion was made by Robert Stewart, seconded by Duane Hudak, to deny the variance request to Summit Township Subdivision, Land Development & Mobile Home Park Ordinance, Section 803.8.4, as requested by Audrey Ross, Parcel ID No. 40-005-071.0-004.00, B-1 (Business). Thereby denying the petition to reduce the side-to-side setback from the required twenty (20) feet between mobile homes in a mobile home park to ten (10) feet, in order to construct a 10' x 20' (200 sq. ft.) deck off the northern elevation of the existing mobile home, a variance of ten (10) feet.

AUDREY ROSS

- **VARIANCE**
 - **Subdivision Ord. Section 803.8.4 Side Yard Setback**
- DENIED**

Vote: 3/0

SUMMIT TOWNSHIP ZONING HEARING BOARD

Regular Business Meeting

Tuesday, August 28, 2018

Page 2 of 2

Following discussion, as taken in transcript by Stenographer Muhanna, motion was made by Duane Hudak, seconded by Robert Stewart, to Deny the variance request to Summit Township Zoning Ordinance, Section 602.4, as requested by Bruce & Darcy Hoffman, 2530 Laurie Drive, Parcel ID No. 40-016-072.0-043.04, R-2 (Residential). Thereby Denying their petition to reduce the front yard setback for fences from the required twenty-five (25) feet to zero (0) feet in order to construct decorative fence sections on the subject property along the Hessinger Drive right-of-way, a variance of twenty-five (25) feet.

Vote: 3/0

The meeting was adjourned at 7:55 P.M.

Respectfully submitted,



Joseph Welch
Secretary

**BRUCE & DARCY
HOFFMAN**

- **VARIANCE**
 - **Zoning Ord.
Section 602.4
Front Setback
for Fences
DENIED**

ADJOURNMENT

SUMMIT TOWNSHIP
ZONING HEARING BOARD
Regular Business Meeting
Tuesday, August 28th, 2018
7:00 p.m.

AGENDA

1. Call to Order

2. Approval of Minutes – July 24, 2018 Regular Business Meeting

3. Fern Court Partnership

7520 Peach Street, Parcel ID No. 40-001-016.0-085.00, B-1 (Business)

- **Special Exception use, Zoning Ordinance Table 310.3 and Section 400.18** – Special Exception use request regarding light manufacturing in a B-1 District

4. Raymond and Cynthia Stempka

225 Zwilling Road West Parcel ID No. 40-022-099.0-011.02, A-1 (Agricultural)

- **Special Exception use, Zoning Ordinance Table 310.10 and Section 400.07** – Special Exception use request regarding a Home Occupation in the A-1 District

5. Audrey Ross

8193 Briercrest Drive, Parcel ID No. 40-005-071.0-004.00, B-1 (Business)

- **Variance, Subdivision, Land Development and Mobile Home Park Ordinance Section 803.8.4** – Side-to-Side Setback between Mobile Homes.

6. Bruce & Darcy Hoffman

2530 Laurie Drive, Parcel ID No. 40-016-072.0-043.04, R-2 (Residential)

- **Variance, Zoning Ordinance Section 602.4** – Front Setback for Fences

7. Adjournment

SUMMIT TOWNSHIP ZONING HEARING BOARD

Tuesday, August 28, 2018

Name

Address (including zip)

Phone #

For which case are you attending?

Do you want to be notified when written decision is available (circle one)

Name	Address (including zip)	Phone #	For which case are you attending?	Do you want to be notified when written decision is available (circle one)
John Melody	1913 W. 8 th St. Erie PA 16505	490-5121	Fern Court	<input checked="" type="radio"/> Yes or No
Edward Erikson	8189 Briarcrest Dr Erie PA 16509	392-1548	5	<input checked="" type="radio"/> Yes or No
JAMES GARWOOD	8219 HIGHLAND BLVD 16509	814-846-8088	APPEARANCE	<input checked="" type="radio"/> Yes or No
SANDY ZAWISTOSKI	8219 WILLOW GLEN 16509	457-9961	#5	<input checked="" type="radio"/> Yes or No
Dorey TERLICKA	2930 W. 22 nd Street 102 16506	454-1800	Fern Court	<input checked="" type="radio"/> Yes or No
Richard + Belinda Gogger	2565 Laurie Dr. Waterford PA	866-8584	Bracket Darcy Hoffmann	<input checked="" type="radio"/> Yes or No
Dick & Lucie Herhold	8234 HIGHLINE BLVD 16509	838-1353	5	<input type="radio"/> Yes or No
Pat Stemplka	225 Zwickly Rd west	490-0184	4	<input checked="" type="radio"/> Yes or No
Donna Lewis	2540 BORN Rd 16441	844-1942	4	<input checked="" type="radio"/> Yes or No
Mary Esser	8755 Evelyn Way 16441	864-0217	6	<input checked="" type="radio"/> Yes or No
Bruce Hoffmann	2530 MARIE DR 16441	454-3507	6	<input checked="" type="radio"/> Yes or No
Darcy Hoffmann	2530 MARIE DR 16441	454-3507	6	<input checked="" type="radio"/> Yes or No
Peter van den Kerkhof	2425 Glory Dr 16441	868-0013	6	<input checked="" type="radio"/> Yes or No
Nancy van den Kerkhof	2425 Glory Dr. 16441	868-0063	6	<input checked="" type="radio"/> Yes or No
EMERY WYCELL	2430 GLOBEY RD. 16441	213-5147	6	<input checked="" type="radio"/> Yes or No
JOE SWENNA	2395 GLOBY DR. 16441	724-9888	6	<input checked="" type="radio"/> Yes or No
DOUG + KAREN BRADWIN	8202 BRIARCREST DRIVE 16509	315-9961	5	<input checked="" type="radio"/> Yes or No

Tim + Kylie Will

2855 Dawn Road 16441

864-2233

4