

SUMMIT TOWNSHIP PLANNING COMMISSION

Regular Meeting

Monday, October 8, 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, Tracey Colvin, Ron McElderry, Christopher Friday, Bill White and Christian Green. 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 and Alternate Joel Brennan, were absent from the meeting.

CALL TO ORDER

Motion by Green seconded by Friday, to approve the September 10, 2018 minutes as presented.
Vote: 6/0

APPROVAL
OF MINUTES

John Laird, of David Laird Associates and John Melody, were present on behalf of Fern Court Partnership Amended Land Development Plan, 7520 Peach Street, Parcel ID No. 40-001-016.0-085.00, B-1 (Business). Laird explained that the amended land development plan consists of a proposed expansion of the existing restaurant/bar (U-pick6) use into the adjoining retail units within the plaza. Laird stated the plan also shows a proposed 9 ft. diameter x 33 ft. high grain silo on a 12' x 12' pad located in the southeast area of the property. The proposed grain silo will be associated with the Light Manufacturing Special Exception Use which was granted by the Zoning Hearing Board on August 28, 2018, for the brewing, fermentation, and bottling of craft beer on site. Will asked about the loading zone located near the silo in front of the existing shoe store and questioned if it was going to cause congestion or disturbance. Melody said there would be less truck traffic in the parking lot than there is now because they will be making their beer in house and U Pick 6 would control the truck traffic of grain deliveries to times at off peak hours. Laird stated the amended plan was submitted to show both the existing conditions on the site as well as the proposed layout after the expansion of the restaurant, including additional parking spaces, drive aisle, and proposed access point changes to accommodate the expansion.

FERN COURT
PARTNERSHIP
AMENDED LAND
DEVELOPMENT PLAN

Motion by Green, seconded by White, to recommend approval of the Fern Court Partnership Amended Land Development Plan, 7520 Peach Street, Parcel ID No. 40-001-016.0-085.00, B-1 (Business) conditioned that the plans be revised to reflect Engineer Jonas' review comments pertaining to the parking calculations on the plan.

APPROVAL
RECOMMENDED WITH
CONDITIONS

Vote: 6/0

John Laird, of David Laird Associates, was present on behalf of Fern Court Alternate Greenspace Plan, 7520 Peach Street, Parcel ID No. 40-001-016.0-085.00, B-1 (Business). White asked what the developers intend to do with the area of the existing drive aisle that they are going to close off and curb around. Laird stated that they are going to turn this area into a planted island to match the rest of the site.

FERN COURT
PARTNERSHIP
ALTERNATE
GREENSPACE PLAN

Motion by Green, Seconded by White to approve the Fern Court Partnership Alternate Greenspace Plan, 7520 Peach Street, Parcel ID No. 40-001-016.0-085.00, B-1 (Business).

APPROVED

Vote: 6/0

SUMMIT TOWNSHIP PLANNING COMMISSION

Regular Business Meeting

Monday, October 8, 2018

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John Laird, of David Laird Associates, was present on behalf of the Cuyahoga Group Land Development Plan, 255 Pennbriar Drive, Parcel ID No. 40-012-046.0-001.10, B-2 (Business). Laird explained this plan consists of a proposed 4,998 sq. ft. commercial warehouse addition to their existing wholesale vending facility and office with associated parking located at 255 Pennbriar Drive. Will stated he was concerned about the flow and safety of the current loading area. The way the unloading area is currently shown on the plan trucks will have to maneuver on Pennbriar Drive to get backed into the site. Will stated that the commission would like to see them accommodate traffic and loading movements on their own site. Laird said he could provide a turn template on the land development plan to show the feasibility of fitting it on the site. Miller noted that our ordinance specifically states that a loading zone must be indicated on a land development plan in an effort to use good planning to prevent unloading on Township roads. Discussion ensued regarding an alternate plan to not include large trucks maneuvering in the public street to be able to back into the site and current designed loading zone.

CUYAHOGA GROUP
LAND DEVELOPMENT
PLAN

Motion by Green, seconded by White to table the Cuyahoga Group Land Development Plan, 255 Pennbriar Drive, Parcel ID No. 40-012-046.0-001.10, B-2 (Business) until the next planning commission meeting, on November 13, 2018, so that they could review turning templates and possibly alternative designs by the project engineer
Vote: 6/0

TABLED

John Laird, of David Laird Associates, was present on behalf of the Cuyahoga Group Alternate Greenspace Plan, 255 Pennbriar Drive, Parcel ID No. 40-012-046.0-001.10, B-2 (Business). In light of the discussion regarding the land development plan, the board decided to table the Alternate Greenspace Plan until the next planning commission meeting on November 13, 2018.

CUYAHOGA GROUP
ALTERNATE
GREENSPACE PLAN

Motion by Green, seconded by Friday to table the Cuyahoga Group Alternate Greenspace Plan, 255 Pennbriar Drive, Parcel ID No. 40-012-046.0-001.10, B-2 (Business).
Vote: 6/0

TABLED

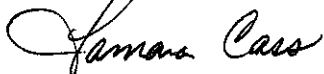
Copies of the recently adopted Comprehensive Plan were presented by Zoning Administrator Nathan Miller. Miller stated the Township received copies of the final binded Township Comprehensive Plan with the past week as he handed them out to all the board members. Engineer Jonas gave a transportation update regarding three proposed state bridge projects that entail widening the bridges for pedestrian connectivity. Jonas said the Route 99 and Interstate 90 bridge is predicted to be completed by 2020, the Hamot Road and Interstate 90 bridge is predicted to be completed by 2023, and the Route 99 bridge near Interstate Mitsubishi will be completed by 2021.

COMPREHENSIVE PLAN
UPDATE

With no other business to come before the Board, motion was made by McElderry, seconded by Green, to adjourn the meeting at 7:20p.m.
Vote: 6/0

ADJOURNMENT

Respectfully submitted,



Tamara Cass
Staff Secretary
11/7/18

SUMMIT TOWNSHIP PLANNING COMMISSION

Regular Business Meeting

Monday, October 8, 2018

7:00 P.M.

AGENDA

1. **CALL TO ORDER**
2. **APPROVAL OF MINUTES**
(9/10/2018) Regular Business Meeting
3. **CORRESPONDENCE**- None
4. **FERN COURT PARTNERSHIP** – Amended Land Development Plan
7520 Peach Street, Parcel ID No. 40-001-016.0-085.00, B-1 (Business)
5. **FERN COURT PARTNERSHIP** – Alternate Greenspace Plan
7520 Peach Street, Parcel ID No. 40-001-016.0-085.00, B-1 (Business)
6. **CUYAHOGA GROUP**– Land Development Plan
255 Pennbriar Drive, Parcel ID No. 40-012-046.0-001.10, B-2 (Business)
7. **CUYAHOGA GROUP** – Alternate Greenspace Plan
255 Pennbriar Drive, Parcel ID No. 40-012-046.0-001.10, B-2 (Business)
8. **COMPREHENSIVE PLAN UPDATE**
9. **ADJOURNMENT**

**SUMMIT TOWNSHIP PLANNING COMMISSION
REGULAR BUSINESS MEETING**

October 8, 2018

7:00 P.M.

| | Name | Address | City | State | Zip | Phone # |
|----|-----------------|--------------------------------|------|-------|-------|--------------|
| 1 | John Melody | 1913 W. 8 th St | ERIE | PA | 16505 | 814 490 5121 |
| 2 | Thos Greene | 8553 Dundee Rd | Erie | Pa. | 16509 | --- |
| 3 | Lore White | 255 Pembiar Dr. | Erie | PA | 16509 | --- |
| 4 | John Dowd | 1557 West 26 th St. | Erie | PA | 16508 | 814-456-0330 |
| 5 | Dorothy Terrell | 2930 W. 22 nd St. | Erie | Pa | 16506 | 814.464.1820 |
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