

SUMMIT TOWNSHIP PLANNING COMMISSION
Regular Meeting
Tuesday, November 13, 2018

The Summit Township Planning Commission regular business meeting was called to order by Chairman Tim Will at 7:05 p.m., followed by a salute to the flag. Present were Board Members, Tracey Colvin, Ron McElderry, Christopher Friday, Bill White and Alternate Joel Brennan. Also present were Engineer Matthew Jonas, Zoning Administrator Nathan Miller, Staff Secretary Tamara Cass and five (8) interested members of the public. Board Members James Andrus and Christian Green were absent from the meeting.

CALL TO ORDER

Motion by Friday seconded by White, to approve the October 8, 2018 minutes as presented.
Vote: 5/0

APPROVAL
OF MINUTES

John Laird, of David Laird Associates, and Phil Tollett, of Cuyahoga Group, were 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 that the land development plan consists of a proposed 4,998 sq. ft. commercial warehouse addition to their existing wholesale vending facility with associated parking. At the previous Planning Commission meeting Will stated that he was concerned about the flow and safety of the current loading area. The way the unloading area is currently shown on the plan the trucks will have to maneuver on Pennbriar Drive to get backed into the site. Laird stated that since the last meeting he had provided a turn table on the land development plan to show the feasibility of fitting a truck turn around on the site. Laird noted that the turn table clearly demonstrates that the site is too small to accommodate it. Tollett commented that they don't have many large truck deliveries and most of them make deliveries between the hours of 5:30am -7:30am. Tollett handed out letters from three vendors stating that they will do their best to ensure delivery times between 5:30am – 7:30am. Tollett also commented that they do not get customer foot traffic. McElderry stated he understands that they cannot accommodate a truck turn around but he appreciates their efforts to have deliveries made early to minimize the impact of trucks maneuvering in the roadway.

CUYAHOGA GROUP
LAND DEVELOPMENT
PLAN

Motion by Friday, seconded by McElderry, to recommend approval of the Cuyahoga Group Land Development Plan, 255 Pennbriar Drive, Parcel ID No. 40-012-046.0-001.10, B-2 (Business)
Vote: 5/0

APPROVAL
RECOMMENDED

John Laird, of David Laird Associates, and Phil Tollett of Cuyahoga Group, were 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). Will asked about the 5' planting strip that is required around the perimeter of the property. He commented that the plan did not comply with the greenspace requirements on the entire western side of the property, on the eastern side of the property where three parking spaces have taken the planting strip and along the proposed retaining wall. Laird stated they can move the three parking spaces to the back of the building and add that section of planting strip. Jonas suggested a vinyl fence could be added on top of the retaining wall on the east property line. Will stated he would like to see plantings along the eastern property line to the back of the fence at a minimum. Laird asked if shrubs would be acceptable in the 5' planting strip along the western side of the property and along the front of the building. Will stated that clusters of shrubs along the property line would be acceptable. Tollett stated that the Cuyahoga Group agrees to make the requested landscaping changes.

CUYAHOGA GROUP
ALTERNATE
GREENSPACE PLAN

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Motion by McElderry, seconded by Friday to approve the Cuyahoga Group Alternate Greenspace Plan, 255 Pennbriar Drive, Parcel ID No. 40-012-046.0-001.10, B-2 (Business) conditioned upon the recommended and agreed upon landscape changes along the eastern and western property lines.

Vote: 5/0

APPROVED WITH
CONDITIONS

John Laird, of David Laird Associates, and Mike Chesley, of Composiflex were present on behalf of the Composiflex Amended Land Development Plan, 8100 Hawthorne Drive, Parcel ID No. 40-017-073.0-019.18, I-P (Industrial Park). Laird explained this plan consists of a proposed Phase 1 project which includes a 36,000 sq. ft. industrial building addition to their existing industrial facility with associated parking. The plan also shows a proposed Phase 2 project which will include a 50,000 sq. ft. industrial building addition with associated parking. Laird stated that the proposed two additions put the building well over the square footage that requires direct and unobstructed access to 100 percent of the perimeter of the building to be provided for emergency vehicles according to the zoning ordinance, however, the owners were granted a variance on September 25, 2018 by the zoning hearing board to reduce the percentage of direct and unobstructed access to the perimeter of the building. Friday asked about the proposed secondary driveway being too close the original driveway and expressed concern with where it is proposed to enter the cul-de-sac. Discussion ensued regarding truck traffic and the flow of employee traffic traveling in and out of the driveways onto the cul-de sac. Jonas seconded Fridays concerns with the proposed driveway and recommended a one-way driveway or separate the two driveways onto the cul-de-sac by the minimum PA Dot spacing and curbing. Mike Chesley provided his company's reasoning behind the current design of the driveways and stated that it would only affect their deliveries and employees.

COMPOSIFLEX
AMENDED LAND
DEVELOPMENT PLAN

Motion by McElderry, seconded by Friday to recommend approval of the Composiflex Amended Land Development Plan, 8100 Hawthorne Drive, Parcel ID No. 40-017-073.0-019.18, I-P (Industrial Park) conditioned that all of Engineer Jonas' review comments are correctly addressed.

Vote: 5/0

APPROVAL
RECOMMENDED WITH
CONDITIONS

Jim Welka, of Henry T. Welka and Associates, was present on behalf of Allen Acres Preliminary Plan, Parcel ID No. 40-016-072.0-039.01, R-1/ R-2 (Residential). Welka explained the owners are proposing to subdivide the existing 15.04-acre parcel into 5 lots and to convey a portion of land to the adjoining Parcel ID No. 40-016-072.0-039.02, Lot B-1, as well as conveying a portion of land to the adjoining Parcel ID No. 40-016-072.0-039.03, Lot B-2. McElderry stated the length of the proposed cul-de-sac exceeds the maximum amount specified in the Subdivision Ordinance. Welka explained they are proposing to get a waiver from the Supervisors regarding the length of the cul-de-sac. Colvin asked about the lot depth to width ratio on Lot B-1 which, after the conveying of additional land would not conform to the maximum depth to width ratio of 3:1 in the Zoning Ordinance. Welka explained the owners would propose to appeal to the Zoning Hearing Board and hope they would be granted a variance. McElderry commented the order of procedure should be to get the waiver from the supervisors and the variance from the Zoning Hearing Board prior to presenting the preliminary plan to the Planning Commission.

ALLEN ACRES
PRELIMINARY PLANS

Welka agreed and requested to withdraw the Allen Acres Preliminary Plan at this time until they get approval from the Supervisors for the waiver for the length of the cul-de-sac and a variance is granted from the Zoning Hearing Board regarding the lot depth to width ratio.

WITHDRAWN

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Zoning Administrator Miller discussed some specifics related to updating the zoning ordinance. Miller stated that the Township is working on updated quotes to draft a completely new cover to cover Zoning Ordinance to achieve all recommendations of the Comp Plan and more. Miller added the Township is working with EPD to formulate the design of work sessions for the Zoning Ordinance changes. Jonas discussed the revised plan of the proposed roundabout at the five-point intersection on Hamot Road. He said a copy of the revised roundabout plan is available in his office.

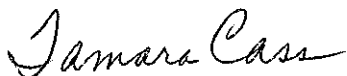
COMPREHENSIVE PLAN
PROGRESS UPDATE

ADJOURNMENT

With no other business to come before the Board, motion was made by Friday, seconded by Colvin, to adjourn the meeting at 8:04pm.

Vote: 5/0

Respectfully submitted,



Tamara Cass
Staff Secretary
12/03/18

UMMIT TOWNSHIP PLANNING COMMISSION

Regular Business Meeting
Tuesday, November 13, 2018
7:00 P.M.

AGENDA

1. **CALL TO ORDER**
2. **APPROVAL OF MINUTES**
(10/8/2018) Regular Business Meeting
3. **CORRESPONDENCE**- None
4. **CUYAHOGA GROUP** – Land Development Plan
255 Pennbriar Drive, Parcel ID No. 40-012-046.0-001.10, B-2 (Business)
5. **CUYAHOGA GROUP** – Alternate Greenspace Plan
255 Pennbriar Drive, Parcel ID No. 40-012-046.0-001.10, B-2 (Business)
6. **COMPOSIFLEX**– Amended Land Development Plan
8100 Hawthorne Drive, Parcel ID No. 40-017-073.0-019.18, I-P (Industrial Park)
7. **ALLEN ACRES** – Preliminary Subdivision Plan
Parcel ID No. 40-016-072.0-039.01, R-1/ R-2 (Residential)
8. **COMPREHENSIVE PLAN UPDATE**
9. **ADJOURNMENT**

SUMMIT TOWNSHIP PLANNING COMMISSION
 REGULAR BUSINESS MEETING
 November 13, 2018
 7:00 P.M.

	Name	Address	City	State	Zip	Phone #
1	DAVE KOTIS	7214 CHESTNUT ST.	COLUMBIA	PA	16316	814568143820392
2	PHIL TOLLETT	NR-OTT	NR	OH	44839	440897-4414
3	VICAR VADGONE	255 PENN BOYD	GREEN	PA	16509	614-633-5323
4	LOUUE WHITE	855 Rainbow Dr	ERIE	PA	16509	814-520-5695
5	JIM MELKA	3200 W 32 ST	ERIE		16506	833-3900
6	John Laird	1557 W. 26TH ST.	Erie	PA	16508	456-0330
7	Michael Chesley	8100 Hawthorne Dr.	Erie	PA	16509	814846-8416
8	ABAN MARGA	2231 DEN ROAD	WATERFORD	PA	16444	440-8545
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