

**SUMMIT TOWNSHIP SUPERVISORS**  
**Regular Business Meeting**  
**Monday, December 17, 2018**

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| Chairman Lee called the regular business meeting of the Board of Supervisors to order at 4:30 p.m. following salute to the flag. Supervisors Welka and Davis were present, as were Solicitor Sennett, Zoning Administrator Miller, Engineer Jonas, Secretary Yeast and six interested persons.   | CALL TO ORDER   |
| Motion by Welka, seconded by Davis, to approve the minutes of the Regular Business Meeting, on December 3, 2018, as presented and reviewed by the Board of Supervisors.<br>Vote: 3/0   | 12/3/2018 MINUTES   |
| Secretary Yeast read a letter from Christian Green resigning from the Summit Township Planning Commission. Yeast further reported an e-mail from Marty McAtee resigning from the Summit Township Industrial and Economic Development Authority (STIEDA). Motion by Welka, seconded by Davis, to accept both Christian Green's, and Marty McAtee's resignations.<br>Vote: 3/0   | CORRESPONDENCE<br>• C. Green & M. McAtee resignation<br>• Rep. Merski request for Township Office Space |
| Secretary Yeast reported receipt of e-mail from Ben Donahower, District Operations and Outreach for the PA House of Representatives. Mr. Donahower is requesting space in the Summit Township Municipal Building for the newly elected Representative Bob Merski. Supervisor Lee explained that in the past, Representative Flo Fabrizio had a satellite office in the Township Municipal Building. Discussion ensued as to what office space Representative Merski could occupy, and the benefits to the Summit residents to have access to the local State representative. There was no action until the Board receives further information. |   |
| Motion by Welka, seconded by Davis, to approve the November 2018 Treasurer's Report as presented and reviewed by the Board of Supervisors. (\$519,200.01 expensed)<br>Vote: 3/0  | NOV. 2018 TREAS. REPORT   |
| Motion by Welka, seconded by Davis, to continue the resident Real Estate Tax Relief for 2019 Homestead applicants.<br>Vote: 3/0  | R.E. TAX RELIEF   |
| Motion by Welka, seconded by Davis, to approve the December 2018 expenses after Board review.<br>Vote: 3/0   | DEC. 2018 EXPENSES  |
| Motion by Davis, seconded by Welka, to adopt Resolution #2018-26 approving the Erie Area Council of Government (EACOG) 2017 Audit Report.<br>Vote: 3/0   | RES. 2018-26<br>EACOG 2017 AUDIT  |
| Motion by Welka, seconded by Davis, to adopt Resolution #2018-27 approving the 2019 Budget as presented and advertised.<br>Vote: 3/0   | RES. 2018-27<br>2019 BUDGET   |
| Motion by Welka, seconded by Davis, to adopt Resolution #2018-28 setting the 2019 Real Property Tax at .59 mills.<br>Vote: 3/0   | RES. 2018-28 R.E.<br>Tax mills set .59 mills  |
| Motion by Welka, seconded by Davis, to authorize advertisement to replace the 1954 Planning Commission Ordinance in order for the Planning Commission to comply with current regulations. Public hearing to be scheduled on January 22, 2019 at 4:30 p.m. immediately preceding the Regular Business Meeting.<br>Vote: 3/0   | AD AUTHORIZED   |

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Motion by Welka, seconded by Davis, to sign the Easement Agreement with Five Points Trails, LLC. Solicitor Sennett explained that the Tresler, Rea, Dahlkemper Partnership has conveyed their interest in Trails at Five Points to Five Points Trails, LLC and this easement allows the Township to plow a section of Dorn Road until the project is completed.

Vote: 3/0

FIVE POINTS  
TRAILS EASEMENT  
AGREEMENT

Zoning Administrator Miller reported that Southland Investments had submitted a Land Development Plan (LDP) in 2012 prior to the adoption of the new Stormwater Ordinance. At that time the LDP required a Stormwater Bond in the amount of \$32,057.30. Since five years has lapsed with no construction, and the Municipal Code only provides protection against changes in land use regulations for five years. A new development and stormwater management plan will have to be submitted for any proposed construction. Miller recommends the Board release the Southland Investment Stormwater Bond in full.

SOUTHLAND  
INVESTMENTS  
STM. WTR. BOND  
RELEASED

Motion by Davis, seconded by Welka, to release the Southland Investment Stormwater Ordinance in the amount of \$32,057.30 for parcel ID No. 40-015-084.0-092.00.

Vote: 3/0

Zoning Administrator Miller reported that Presque Isle Downs, Inc. (PIDI) has presented a Subdivision Plan to separate an 8.068 acre area along Route 97 from the main PIDI complex (271.19 acres) into two additional parcels. Lot 1 which currently has five existing buildings is proposed to be 3.736 acres, and Lot 2 which currently contains four existing buildings is proposed to be 4.332 acres. After the subdivision is finalized the residual PIDI property will be reduced to 263.72 acres. This Subdivision Plan has been reviewed and recommended for approval by both Erie County Planning and the Summit Township Planning Commission. The Summit Township Planning Commission expressed concern regarding the demolition of the nine existing buildings, and to address those concerns PIDI has placed a note on the Subdivision Plan that demolition of those nine buildings will occur in the first half of 2019.

PIDI SUBDIVISION

Motion by Welka, seconded by Davis, to approve the PIDI Subdivision Plan for Parcel ID No. 40-012-053.0-025.00 (in part).

Ken Mattern, 129 Frank Avenue, asked what are the tax implications with the PIDI Subdivision.

Zoning Administrator Miller responded that Churchill Downs, the potential new owner of PIDI was not interested in purchasing the property with the distressed buildings. Solicitor Sennett added that the demolition of the old buildings may encourage new construction which will increase the assessed values of the properties.

Vote: 3/0

Solicitor Sennett reported that a completed Five Points Easement Agreement was presented to the Board, and a proposed Planning Commission Ordinance has been drafted, also for review.

SOLICITOR:

Engineer Jonas reported that a grant option to help fund the replacement of the Old French Road bridge has proven to not be of value. It has a maximum return of \$25,000. Engineer Jonas has forwarded a revised GP11 Permit Drawing to the DEP and is waiting for a response.

ENGINEER:

Supervisor Welka reported that he has been working with Verizon and PaDOT to replace a few leaning utility poles on Route 19 near Auto Row. A recent PA One Call has been received confirming the replacement.

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Supervisor Davis reported that he is continuing to replace the current light fixtures with LED fixtures, and has installed some fans to help circulate the air and keep the temperature constant.

Supervisor Lee expressed his appreciation for the mild winter, and wished everyone a Merry Christmas and Happy New Year.

Ken Mattern, 129 Frank Avenue, expressed concern for littering on the property at the Southeast corner of Pennbriar Dr. and Route 97. Mr. Mattern suggested the Township place a 55 gallon drum on that corner to provide a place for trash.

PUBLIC INPUT

Ken Mattern, 129 Frank Avenue, asked if the Township sends letters out to property owners who are pushing snow across the roadway. Supervisor Welka responded; yes, the Code Enforcement Officer sends out letters. Zoning Administrator Miller added that we cannot catch everyone who violates this Ordinance, but our Code Enforcement Officer spends a great deal of his time enforcing that Ordinance and reminding people of the safety hazards.

Kevin Ingraham, 8905 Honeysuckle Drive, expressed frustration with the Summit Township Water Authority and the condition of the water that comes from the well fields. His commodes get a noticeable stain, and shower heads are clogged, and his boiler is beginning to rust. Mr. Ingraham suggested that filtering the water better may alleviate some of the consumer problems. Mr. Ingraham admitted that he is aware his problems are minor compared to some residents. Supervisor Welka responded that this Board is aware of these problems. Supervisor Davis added that the Water Authority have notified Lord Corporation that they cannot perform their water tests in this same manner.

With no further business to come before the Board, motion by Davis, seconded by Welka, to adjourn the meeting at 5:05 p.m.

ADJOURNMENT

Vote: 3/0

Respectfully submitted

Christene Yeast

Secretary

12/31/2018