

SUMMIT TOWNSHIP PLANNING COMMISSION
Regular Business Meeting
Monday, March 11, 2019

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, Ron McElderry and Christopher Friday. Also, present were Engineer Matthew Jonas, Zoning Administrator Nathan Miller, Staff Secretary Tamara Cass and Five (5) interested members of the public. Board member Tracey Colvin and alternate board member Joel Brennan were absent from the meeting.

CALL TO ORDER

Motion by McElderry, seconded by White, to approve the February 26, 2019 minutes as presented.

APPROVAL
OF MINUTES

Vote: 3/0/1

Christopher Friday abstained because he was not in attendance of the February 26, 2019 meeting.

Henry Zawistoski, was present on behalf of the Henry Zawistoski Subdivision Plan, 8221 Hamot Road, Parcel ID Nos. 40-017-073.0-023.00 & 023.07, R-2 (Residential). Zawistoski explained that they are proposing to subdivide Parcel ID No. 40-017-073.0-023.00 by conveying a 0.056-acre portion of land to become an integral part of the adjoining Parcel ID No. 40-0017-073.0-023.07. The residual Parcel ID No. 023.00 is proposed to be reduced to 9.366 acres and after incorporation Parcel No. 023.07 is proposed to become 0.634 acres. Miller commented that the owners are proposing this subdivision to remedy the zoning violation they received for an illegally constructed rear deck which did not meet the required rear yard setbacks in the R-2 District.

HENRY ZAWISTOSKI
SUBDIVISION PLAN

Motion by McElderry, seconded by Friday, to recommend approval of the Henry Zawistoski Subdivision Plan, 8221 Hamot Road, Parcel ID Nos. 40-017-073.0-023.00 & 023.07, R-2 (Residential).

APPROVAL
RECOMMENDED

Vote: 5/0

Jim Welka, of Henry T. Welka & Associates, was present on behalf of the Brent and Robin Yaple Subdivision Plan, Parcel ID Nos. 40-006-020.0-002.00 & 002.01, R-2 (Residential). Welka explained the owners are proposing to subdivide Parcel ID No. 002.00 by conveying a 0.0351-acre portion of land to become an integral part of the adjoining Parcel ID No. 002.01. The residual Parcel ID No. 002.00 is proposed to be reduced to 1.015 acres and after incorporation Parcel ID No. 002.01 is proposed to become 1.096 acres. Miller commented that the owners are proposing this subdivision to remedy the zoning violation they received as they illegally installed an accessory structure (shed) prior to a principal structure and without a zoning permit.

BRENT AND ROBIN
YAPLE SUBDIVISION
PLAN

Motion by Friday, seconded by White, to recommend approval of the Brent and Robin Yaple Subdivision Plan, Parcel ID Nos. 40-006-020.0-002.00 & 002.01, R-2 (Residential).

APPROVAL
RECOMMENDED

Vote: 5/0

Grant Shaffer, was present on behalf of the BT Erie Casino, LLC (Sheetz) Amended Land Development Plan, 8180 Perry Highway, Parcel ID No. 40-010-056.0-015.00, B-1 (Business). Shaffer explained that this plan consists of a 433 sq. ft addition to the existing commercial building. Shaffer noted the addition is being proposed to accommodate 30 additional seats for Sheetz. White asked if the additional seating would affect the sewer. Shaffer noted that the sewer will have no impact. Miller noted that there are no proposed changes to the existing greenspace plan, as the existing previously approved plan exceeds the ordinance requirements. He also added

BT ERIE CASINO, LLC
AMENDED LAND
DEVELOPMENT PLAN

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that there is no increase in square feet of impervious area therefore no changes need to be made to the stormwater management plan.

Motion by White, seconded by Friday, to recommend approval of the BT Erie Casino, LLC Amended Land Development Plan, 8180 Perry Highway, Parcel ID No. 40-010-056.0-015.00, B-1 (Business).

Vote: 5/0

APPROVAL
RECOMMENDED

Zoning Administrator Nathan Miller, discussed updates regarding the zoning ordinance amendment process as he is working with EPD. Miller offered open discussion to the board on updating the ordinance and asked if they had any comments regarding the draft model definitions, he provided last month. The board appreciated his invitation but did not have any questions or comments at this time.

COMPREHENSIVE PLAN
PROGRESS UPDATE

With no other business to come before the Board, motion was made by McElderry, seconded by Friday to adjourn the meeting at 7:05 pm.

Vote: 5/0

ADJOURNMENT

Respectfully submitted,



Tamara L. Cass

Staff Secretary

4/2/2019

SUMMIT TOWNSHIP PLANNING COMMISSION

Regular Business Meeting
Monday, March 11, 2019
Public Meeting 7:00 P.M.

AGENDA

1. **CALL TO ORDER**
2. **APPROVAL OF MINUTES**
(02/26/2019 regular business meeting)
3. **HENRY ZAWISTOSKI** – Subdivision Plan
8221 Hamot Road, Parcel ID No. 40-017-073.0-023.00 & 023.07, R-2 (Residential)
4. **BRENT & ROBIN YAPLE** – Subdivision Plan
6450 Washington Avenue, Parcel ID No. 40-006-020.0-002.00 & 002.01, R-2 (Residential)
5. **BT ERIE CASINO, LLC (SHEETZ)** -Amended Land Development Plan
8180 Perry Highway, Parcel ID No. 40-010-056.0-015.00, B-1 (Business)
6. **COMPREHENSIVE PLAN IMPLEMENTATION UPDATE**
7. **ADJOURNMENT**

**SUMMIT TOWNSHIP PLANNING COMMISSION
REGULAR BUSINESS MEETING**

March 11, 2019
7:00 P.M.

	Name	Address	City	State	Zip	Phone #
1	JIM WELKA	3200 W 32 ST	ERIE		16526	833-3900
2	Tom Greene	8553D Underly	ERIE	PA	16509	
3	HENRY ZAWISTOSKI	8221 HAMOT RD	ERIE	PA	16509	864-3400
4	Dawn Pinter	8201 HAMOT RD	ERIE	PA	16509	866-0573
5	Grant Shaffer	351 Sheetz Way	Clayburg	PA	16625	814-660-2031
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