

SUMMIT TOWNSHIP PLANNING COMMISSION
Regular Business Meeting
Monday, April 8, 2019

The Summit Township Planning Commission regular business meeting was called to order by Chairman Tim Will at 7:02 p.m., followed by a salute to the flag. Present were board members, Bill White, Christopher Friday and Tracey Colvin. Also, present were Zoning Administrator Nathan Miller, Engineer Matthew Jonas and three (3) interested members of the public. Board Member Ron McElderry, Alternate Board Member Joel Brennan and Staff Secretary Tamara Cass were absent from the meeting.

CALL TO ORDER

Colvin suggested removing her name from the board members listed as being present at the March meeting from the minutes, as she wasn't able to attend the meeting, and motion was made by Friday, seconded by White, to approve the March 11, 2019, minutes with the change recommend by Colvin.

APPROVAL
OF MINUTES

Vote: 3/0/1

Tracey Colvin abstained because she was not in attendance of the March 11, 2019, meeting.

Since there wasn't a representative for the plan present at the meeting Engineer Jonas provided an overview of the Chick-fil-A Amended Land Development Plan, 7160 Peach Street, Parcel ID No. 40-001-016.0-083.00, B-1 (Business). Jonas stated that he had concerns about the sidewalk design shown on the plan and an off-street loading zone wasn't shown on the plan. Colvin expressed concern about the way the developer proposes to merge the dual drive-thru lanes into one. Zoning Administrator Miller stated that only the developer can answer those logistical operation questions. Friday stated that as someone who has lived in the South where Chick-fil-A is more prevalent that in his opinion they design and manage a dual drive-thru better than anyone. Colvin asked if they will be increasing the number of staff since they are putting on a small building addition and adding the second drive-thru. Miller noted that he could not speak for the developer as to whether or not they intend to add more staff.

CHICK-FIL-A AMENDED
LAND DEVELOPMENT
PLAN

Motion by Friday, seconded by White, to Table the Chick-fil-A Amended Land Development Plan, 7160 Peach Street, Parcel ID No. 40-001-016.0-083.00, B-1 (Business), until the next meeting so that the developer will hopefully be in attendance and be able to answer their questions.

TABLED

Vote: 4/0

Since no one was present on behalf of the Chick-fil-A Amended Land Development Plan, 7160 Peach Street, Parcel ID No. 40-001-016.0-083.00, B-1 (Business), and they had already tabled the amended land development plan the board expressed that it was necessary to table this plan as well.

CHICK-FIL-A
ALTERNATE
GREENSPACE PLAN

Motion by Colvin, seconded by Friday, to Table the Chick-fil-A Alternate Greenspace Plan, 7160 Peach Street, Parcel ID No. 40-001-016.0-083.00, B-1 (Business), until the next meeting so that the developer will hopefully be in attendance and be able to answer their questions.

TABLED

Vote: 4/0

Jim Welka, of Henry T. Welka & Associates, and Darren Nesselhauf, of CN Development Co., LLC, were present on behalf of the CN Development Co., LLC, Amended Land Development Plan, 8251 Hamot Road, Parcel ID No. 40-017-073.0-023.03, I-1 (Industrial)/R-2 (Residential). Welka explained that this amended plan consists of a proposed outside expansion of the existing

CN DEVELOPMENT CO.,
LLC, AMENDED LAND
DEVELOPMENT PLAN

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warehouse use by constructing a storage area which is being proposed to the north and east of the existing warehouse building. Welka also stated the developer had applied for an outside storage special exception use under zoning ordinance Table 310.5 and Section 400.17 in the I-1 (Industrial) District, and the use was granted by the zoning hearing board. Miller expanded on the decision of the zoning hearing board to grant the use, stating that it was conditioned that the developer erect 8-foot fencing along a portion of the northern boundary of the subject property. Discussion about exterior lighting ensued and the Chairman Will reminded the developer that any lighting should be directed downward and not shine across property lines. Discussion about sidewalk ensued and Engineer Jonas stated that sidewalk is not mandated in the R-2 district nor required for industrial developments in the I-1 district.

Motion by White, seconded by Colvin, to recommend approval of the CN Development Co., LLC, Amended Land Development Plan, 8251 Hamot Road, Parcel ID No. 40-017-073.0-023.03, I-1 (Industrial)/R-2 (Residential).

APPROVAL
RECOMMENDED

Vote: 4/0

Jim Welka, of Henry T. Welka & Associates, and Darren Nesselhauf, of CN Development Co., LLC, were present on behalf of the CN Development Co., LLC, Amended Land Development Plan, 8251 Hamot Road, Parcel ID No. 40-017-073.0-023.03, I-1 (Industrial)/R-2 (Residential). Welka explained that this plan is an alternate as the developer is proposing to utilize the existing vegetation on-site and a proposed rain garden with a grass mixture within the stormwater management pond as their greenspace requirements. Welka also noted that the plan reflects the proposed chain link with privacy slat 8-foot, chain link, with privacy slat fencing along a portion of the northern boundary of the subject property per the zoning hearing board condition. Discussion ensued regarding the fencing and the proposed colors of the slates to be used in the chain link fence. Nesselhauf agreed to the Commission members request that only an earth tone color be used for the privacy slats. Engineer Jonas stated that a note should be added to the alternate plan eluding to the need to replace the existing vegetation if for any reason it should die or be removed.

CN DEVELOPMENT CO.,
LLC, ALTERNATE
GREENSPACE PLAN

Motion by Friday, seconded by White, to approve the CN Development Co., LLC, Alternate Greenspace Plan, 8251 Hamot Road, Parcel ID No. 40-017-073.0-023.03, I-1 (Industrial)/R-2 (Residential), conditioned on the fencing being an earth tone color and the planting note recommended by the engineer being added to the plan.

APPROVED

Vote: 4/0

Engineer Jonas updated the Commission members on the most recent design for the proposed roundabout project at the five-points intersection released by PA DOT. Zoning Administrator Miller, discussed updates regarding the zoning ordinance amendment process as he has been working with the Consultants to lay out a preliminary outline of the amendment process. Open discussion ensued regarding the manner in which workshop sessions and ordinance section review should be handled throughout the amendment process. The Commission members commented that they believe that their board has the most responsibility within the MPC to ensure the recommendations of the recently adopted Comprehensive Plan are accomplished in the new zoning ordinance when it is drafted, and they want to be involved in reviewing each section as it is drafted.

COMPREHENSIVE PLAN
PROGRESS UPDATE

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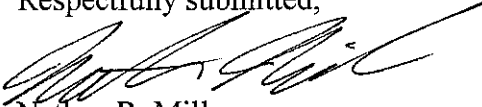
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With no other business to come before the Board, motion was made by Friday, seconded by White to adjourn the meeting at 8:24 pm.

Vote: 4/0

ADJOURNMENT

Respectfully submitted,



Nathan R. Miller

Zoning Administrator

5/7/2019

**SUMMIT TOWNSHIP PLANNING COMMISSION
REGULAR BUSINESS MEETING**

April 8, 2019
7:00 P.M.

	Name	Address	City	State	Zip	Phone #
1	JIM MELKA	3200 W. 32 nd Street	Erie	PA	16506	833-3900
2	Thos Greene	8553 Dundee Rd	Erie	Pa	16509	-
3	Darren Kesselhuf	8251 Hamot Rd	ERIE	PA	16509	440-2575
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SUMMIT TOWNSHIP PLANNING COMMISSION

Regular Business Meeting

Monday, April 8, 2019

Public Meeting 7:00 P.M.

AGENDA

1. **CALL TO ORDER**
2. **APPROVAL OF MINUTES**
(03/11/2019 regular business meeting)
3. **APPROVAL OF ANNUAL WRITTEN REPORT**
(2018 Planning Commission Activities)
4. **CORRESPONDENCE**
5. **CHICK-FIL-A** – Amended Land Development Plan
7160 Peach Street, Parcel ID No. 40-001-016.0-083.00, B-1 (Business)
6. **CHICK-FIL-A**- Alternate Greenspace Plan
7160 Peach Street, Peach ID No. 40-001-016.0-083.00, B-1 (Business)
7. **CN DEVELOPMENT CO., LLC** - Amended Land Development Plan
8251 Hamot Road, Parcel ID No. 40-017-073.0-023.03, R-2 (Residential)/ I-1(Industrial)
8. **CN DEVELOPMENT CO., LLC** – Alternate Greenspace Plan
8251 Hamot Road, Parcel ID No. 40-017-073.0-023.03, R-2 (Residential)/ I-1(Industrial)
9. **COMPREHENSIVE PLAN IMPLEMENTATION UPDATE**
10. **ADJOURNMENT**