

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

The Summit Township Planning Commission regular business meeting was called to order by Chairman Timothy Will at 7:00 p.m., followed by a salute to the flag. Present were board members Bill White, Christopher Friday and Ron McElderry. Also, present were Zoning Administrator Nathan Miller, Engineer Matthew Jonas, and Administrative Assistant Tamara Cass and six (6) interested members of the public. Board Member Tracey Colvin and Alternate Board Member Joel Brennan were absent from the meeting.

CALL TO ORDER

Motion was made by Friday, seconded by White, to approve the May 13, 2019, minutes as presented.

APPROVAL
OF MINUTES

Vote: 3/0/1

Timothy Will abstained because he was not in attendance of the May 13, 2019, meeting.

Jim Welka, of Henry T. Welka and Associates, and Laban Marsh, partial owner, were present on behalf of the Allen Acres Preliminary Subdivision Plan, Parcel ID No. 40-016-072.0-039.01 In-Part, R-1/R-2 (Residential). Welka stated at a previous Planning Commission meeting on November 13, 2018, the owners requested and agreed to withdraw this preliminary subdivision plan until the owners receive approval from the Supervisors for a waiver for the length of the cul-de-sac, and a variance granted by the Zoning Hearing Board regarding the lot depth to width ratio. This preliminary plan is being proposed again by the owners (Allen and Donna Ware) and (Laban and Megan Marsh) to subdivide the existing 15.04 acres into 5 lots for the purpose of marketing Single Family Dwellings. Welka stated that the owners applied for a variance to Section 312.06 of the Zoning Ordinance regarding the proposed lot depth to width ratio of 6.17 to 1, and on May 28, 2019, and the Zoning Hearing Board granted the variance to allow the proposed configuration of Parcel ID No. 40-016-072.0-039.02 to be created with a depth of 555.02 feet, which is 285.02 feet deeper than the 3 to 1 depth to width ratio allowance. Welka also explained the proposed cul-de-sac exceeded the maximum length of the cul-de sac that Section 501.4 of the Subdivision Ordinance allows, but on May 6, 2019 the owners received a waiver granted by the Board of Supervisors to Section 501.4 of the Subdivision Ordinance to allow the proposed length of the cul-de-sac street and to allow the cul-de-sac street to be gravel. Friday asked if they knew what kind of material they were going to use for the road. Marsh said whatever subbase paving material is required by Summit Township. Will asked if there will be an HOA within the subdivision for the maintenance of the road. Marsh said they are planning on having a HOA. Will asked if the road will include any greenery. Marsh replied yes, it will look like a Boulevard with trees and greenery on the southern portion near its intersection with Dorn Road.

ALLEN ACRES
PRELIMINARY
SUBDIVISION PLAN

Motion by McElderry, seconded by Friday to recommend approval of the Allen Acres Preliminary Subdivision Plan, Parcel ID No. 40-016-072.0-039.01 In-Part, R-1/R-2 (Residential).

APPROVAL
RECOMMENDED

Vote: 4/0

Mike Sanford, of Sanford Surveying and Engineering, and Brian Dwyer, representative of owner, were present on behalf of the Dennis and Lois Dwyer Land Development Plan, Parcel ID No. 40-025-105.0-034.00, B-1 (Business) / A-1 (Agriculture). Sanford explained that the land development plan consists of a proposed 50' x 72' (3600 sq. ft.) garage/storage building to be accessory to the residence. Will asked what is the building going to be used for. Sanford stated that the owners will be using the building to store some personal cars. Zoning Administrator Miller asked why a land development plan was submitted if the building was proposed as an

DENNIS AND LOIS
DWYER LAND
DEVELOPMENT PLAN

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accessory residential building. Sanford stated he thought a land development Plan was required for the residential building because it was on a commercial lot. Miller stated that a land development plan is not required for a residential accessory building but if they proceed with a residential accessory building, as stated that there cannot be any Dwyer business vehicles, or employees or customers in the building. Sanford and Brian Dwyer replied in light of the information, that the building will be an accessory to the existing commercial plumbing office. Miller stated any accessory commercial building requires parking. Sanford agreed to provide two parking spaces on the south side of the new commercial accessory building. McElderry stated that the deck that is shown on the plan has never been permitted and is in violation of the Zoning Ordinance. McElderry asked Dwyer what he plans on doing with it. Discussion ensued regarding the deck. Dwyer said he doesn't have a problem getting a zoning permit but to get a commercial building permit would require architectural drawings and would cost him more than what the deck costs. McElderry expressed concern that the commission does not want to recommend approval of any plans that show an existing and open violation. Dwyer stated that he will have Sanford remove the deck from the Land Development Plan.

Motion by White, seconded by McElderry to recommend approval conditioned upon acceptance of the two additional parking spaces to the south side of the new commercial accessory building, and removal of the existing deck from the land development plan.

Vote: 4/0

APPROVAL
RECOMMENDED W/
CONDITIONS

Mike Sanford, of Sanford Surveying and Engineering, and Brian Dwyer, representative of owner, were present on behalf of the Dennis and Lois Dwyer, owner, Alternate Greenspace Plan, Parcel ID No. 40-025-105.0-034.00, B-1 (Business)/ A-1 (Agriculture). Sanford explained that this is an alternate greenspace plan as they are proposing to utilize the existing landscaping and they are not proposing to construct a 5' perimeter planning strip per the landscaping requirements of the greenspace provisions of the subdivision ordinance.

DENNIS AND LOIS
DWYER ALTERNATE
GREENSPACE PLAN

Motion by Friday, seconded by White, to approve the Dennis and Lois Dwyer Alternate Greenspace Plan, Parcel ID No. 40-025-105.0-034.00, B-1 (Business)/ A-1 (Agriculture), as presented.

Vote: 4/0

APPROVED

Engineer Jonas updated the Commission members on the sidewalk project on Hamot Road. Jonas also discussed a change in the sidewalk ordinance fees. Will asked what the change was specifically. Jonas stated the bond amount required to construct a sidewalk was \$20.00 per foot and it has been updated to \$50.00 per foot. Also, the ADA Accessible Curb Ramp fee was \$5,000.00 and has now been updated to \$3,000.00. Zoning Administrator Miller, discussed updates regarding the zoning ordinance amendment. Miller and Supervisor Lee had recently met with Environmental Planning & Design (EPD) and discussed 7 pages of detailed known issues within the ordinance and suggested ways we can attack each issue and section of the Zoning Ordinance.

COMPREHENSIVE
PLAN PROGRESS
UPDATE

Laban Marsh asked about the Transportation Plan in accordance with the new Comprehensive Plan and when would that go into effect. Miller said the Comprehensive plan was approved in August of 2018 and he has been working with the Township Solicitor on some specific right-of-way issues that once resolved will allow the Supervisors to proceed with the transportation Plan

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amendment, which will hopefully be soon. Discussion ensued regarding the proposed roads on the current transportation plan and how they may affect the Allen Acres Subdivision Plan in the future.

With no other business to come before the Board, motion was made by McElderry, seconded by Friday, to adjourn the meeting at 7:38 pm.

Vote: 4/0

ADJOURNMENT

Respectfully submitted,
Tamara L. Cass
Staff Secretary

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