

SUMMIT TOWNSHIP PLANNING COMMISSION
Regular Business Meeting
Monday, September 9, 2019

The Summit Township Planning Commission regular business meeting was called to order by Chairman Timothy Will at 7:01 p.m., followed by a salute to the flag. Present were board members Bill White, Tracey Colvin and Ron McElderry. Also, present were, Engineer Matthew Jonas, staff secretary Tamara Cass and five (5) interested members of the public. Board Member Christopher Friday and Alternate Board Member Joel Brennan were absent from the meeting.

CALL TO ORDER

Motion was made by White, seconded by McElderry, to approve the July 8, 2019, minutes as presented.

APPROVAL
OF MINUTES

Vote: 3/0/1

Tracey Colvin abstained because she was not in attendance at the July 8, 2019, meeting.

Tony Lusianno, of Sanford Surveying and Engineering, was present on behalf of the PA Academy Corporation Subdivision Plan, Parcel ID No. 40-016-072.0-003.04 In-Part, B-1 (Business). Lusianno stated that the owners are proposing to subdivide Parcel ID No. 40-016-072.0-003.04 by separating a portion of the property along Robison Road. The plan shows the proposed Parcel "C-1" which will be the future site of Calamar Independent Living to be 7.358 acres. The residual property of Parcel ID No. 4-016-072.0-003.04 will be reduced to 14.045 acres after the subdivision.

PENNSYLVANIA
ACADEMY CORP.
SUBDIVISION PLAN

Motion by McElderry, seconded by White to recommend approval of the Pennsylvania Academy Corp. Subdivision Plan, Parcel ID No. 40-016-072.0-039.01 In-Part, R-1/R-2 (Residential).

APPROVAL
RECOMMENDED

Vote: 4/0

Tony Lusianno, of Sanford Surveying and Engineering, was present on behalf of the Calamar Independent Living Rm 67 Land Development Plan, Parcel ID No. 40-016-072.0-003.04, B-1 (Business) Lusianno explained that this plan consists of a proposed 47,500 sq. ft. multi-family dwelling with detached garages within the B-1 (Business) Zoning District. The proposed apartment building will have 134 units with associated parking. On July 24, 2018 the Zoning Hearing Board granted a variance for 1.8 spaces per each family or dwelling unit. Lusianno stated that the building will have a sprinkler system, fire hydrant, and the sewer line is in place along the property line. A water main will be installed from the Peach Street along Robison Road for the project.

CALAMAR
INDEPENDENT
LIVING RM 67 LAND
DEVELOPMENT PLAN

Lusianno requested a sidewalk deferral. White asked if there will mass transit transportation in the area or near the multi-family dwelling. Brent Narkawicz explained that there would be a bus stop near the property. White requested a sidewalk extension in front of the building for the residents to the bus stop.

Narkawicz stated that this is an age restricted facility (55 years and older), the apartments which are about (675 – 1000 sq. ft.) include two bedrooms and all the residents have their own garage. The larger garages are handicapped accessible. Colvin asked if there will be a common area. Narkawicz explained that there will be a common area outside with outdoor furniture and umbrellas. The multi-family complex will also have common rooms on every floor inside the facility. Narkawicz stated that this is not an assisted living facility. The residents are very active, activities are planned throughout the week. Narkawicz explained that the rent will be between \$1100.00 – \$1300.00 a month.

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Motion by White, seconded by McElderry to recommend approval of the Calamar Independent Living RM 67 Land Development Plan, Parcel ID No. 40-016-072.0-003.04, B-1 (Business) conditioned upon adding sidewalk out to Robison Road to the EMTA bus stop, then defer the remaining sidewalk until deemed necessary by the Township Supervisors
Vote 4/0

APPROVAL
RECOMMENDED W/
CONDITIONS

Tony Lusianno, of Sanford Surveying and Engineering was present on behalf of the Calamar Independent Living Rm67 Alternate Greenspace Plan, Parcel ID No. 40-016-072.0-003.04, B-1 (Business). Lusianno explained that this is an alternate greenspace plan as they are proposing to utilize the existing wooded areas and they are not proposing to construct a 5' perimeter planting strip per the landscaping requirements of the greenspace provisions of the Subdivision and Land Development Ordinance. Will stated that the plan is not showing any screening on the east side. Narkawicz said he would be happy to provide screening on the east side near the garages. Will commented that he would like to see more plantings to the front of the building. Narakawicz stated he will provide more plantings in the front of the building.

CALAMAR
INDEPENDENT
LIVING RM67
ALTERNATE
GREENSPACE PLAN

Motion by McElderry, seconded by White, to approve the Calamar Independent Living RM67 Alternate Greenspace plan, Parcel ID No. 40-016-072.0-003.04, B-1 (Business) conditioned upon that plantings will be added to the front of the building and screening around the garages on the east side. McElderry also requested that the revised plan be reviewed by Engineer Jonas and the zoning administration and have it available for the PC to review.
Vote: 3/1

APPROVED WITH
CONDITIONS

Jim Welka, of Henry T. Welka and Associates, was present on behalf of the Perry Pet Clinic, LLC Land Development Plan, 9880 Perry Highway, Parcel ID No. 40-024-108.0-002.00, B-1 (Business). Welka explained that this property was a former gas station/convenience store. Welka stated that the owners are proposing to utilize the commercial building for an animal clinic. The owners were granted a special exception from the Zoning Hearing Board on April 23, 2019 to convert the existing building into a veterinary clinic. Welka explained that this plan consists of a 2,276 sq. ft. existing commercial building with a 3,601 sq. ft. future building additions and associated parking, which they intend to construct in phases. The first phase will be the renovation of the existing building and during second phase they will construct the building additions. McElderry asked about emergency access and Will asked if the owners could make the area around the dumpster larger. Welka said they can widen the area around the dumpster for emergency access.

PERRY PET
CLINIC, LLC
LAND DEVELOPMENT
PLAN

Motion by McElderry, seconded by Colvin to recommend approval of the Perry Pet Clinic, LLC Land Development Plan, 9880 Perry Highway, Parcel ID No. 40-024-108.0-02.00, B-1 (Business) conditioned upon widening the area around the dumpster for emergency access. White stated that the Summit Township Comprehensive Plan recommends limiting any Commercial Business south of Lee Road.
Vote:4/0

APPROVAL
RECOMMENDED
WITH CONDITIONS

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Jim Welka, of Henry T. Welka and Associates, was present on behalf of the Perry Pet Clinic, LLC Alternate Greenspace Plan, 9880 Perry Highway, Parcel ID No. 40-024-108.0-002.00, B-1 (Business). Welka explained that this plan is alternate greenspace plan as they are proposing to utilize the existing landscape and not proposing to construct a 5' perimeter planting strip per the landscaping requirements of the greenspace provisions. White asked if the owners could rotate the last two trees (north side) perpendicular to Route 97 East/West. Discussion ensued regarding the snowmobile trail that runs through this property.

PERRY PET
CLINIC, LLC
ALTERNATE
GREENSPACE PLAN

Motion by White, seconded by Colvin to approve the Perry Pet Clinic, LLC Alternate Greenspace Plan, 9880 Perry Highway, Parcel ID No. 40-024-108.0-002.00 with the northern two trees rotated perpendicular to Route 97.

APPROVED

Engineer Jonas updated the Commission members on the zoning amendment process as we had a 2-hour public work session was held on Wednesday September 4, 2019 to discuss definitions and various uses.

COMPREHENSIVE
PLAN PROGRESS
UPDATE

With no other business to come before the Board, motion was made by McElderry, seconded by White, to adjourn the meeting at 7:50 pm.

ADJOURNMENT

Vote: 4/0

Respectfully submitted,

Tamara L. Cass
Staff Secretary

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