

SUMMIT TOWNSHIP PLANNING COMMISSION
Regular Business Meeting
Monday, May 11, 2020

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, Tracey Colvin and Christopher Lynch. Also, present were Supervisor Mark Welka, Zoning Administrator Tamara Cass and Engineer Matthew Jonas, and no interested members of the public.

CALL TO ORDER

Due to Covid-19 and social distancing, this meeting was moved to an online format.

Motion was made by Lynch, seconded by White, to approve the March 9, 2020 minutes as presented.

APPROVAL
OF MINUTES

Vote: 4/0

Jim Welka, of Henry T. Welka and Associates, was present on behalf of the Southland Investment, Land Development Plan, Parcel ID No. 40-015-084.0-092.00, B-1 (Business). Welka stated that the owners are proposing to utilize 1,880 sq. ft. portion of the existing 7,531 sq. ft building as a sales office for automobile sales. Welka noted that this is former Evelyn Welz property that was purchased by Robert & Gregory Humes and Matt Clark, also known as Southland Investments in business as Humes Automobile Dealership. White asked if they were planning on paving the lot. Welka stated that they are planning on asphalt paving the automobile sales lot. White asked if the stormwater was updated on that lot. Welka explained the stormwater was put in a while back but has been checked to make sure it complies with the current ordinance. Colvin asked if the automobile sales will impact the traffic on Peach Street. Welka indicated the lot will display vehicles only and all sales transactions will take place in Waterford at their other location. White asked about the existing outbuildings. Welka explained the buildings on the lot were from the previous owner and they do not have any plans for those buildings.

SOUTHLAND
INVESTMENT LANE
DEVELOPMENT
PLAN

Motion by White, seconded by Lynch to recommend approval to the Southland Investment Land Development Plan

APPROVAL
RECOMMENDED

Vote: 4/0

Jim Welka of Henry Welka and Associates, was present on behalf of the Southland Investment Alternate Greenspace Plan, Parcel ID No. 40-015-084.0-092.00, B-1 (Business). Welka stated that the plan is an alternate as they are utilizing the existing greenspace on the North, East and South Sides of the parcel. White asked why are there shrubs instead of trees. Welka responded and said if you would like trees, we can have trees. *Trees it is.*

SOUTHLAND
INVESTMENT
ALTERNATE
GREENSPACE PLAN

Jonas mentioned that the AGSP was different than previously approved and omitted plantings on the side lot lines. Jim confirmed that he would add these to the plan.

Motion by Lynch, seconded by Colvin to recommend approval to the Southland Investment Alternate Greenspace Plan, Parcel ID No. 40-015-084.0-092.00, B-1 (Business) with a condition that they provide trees instead of shrubs in the front along Peach Street.

APPROVAL
RECOMMENDED

Vote: 4/0

Jim Welka of Henry T. Welka and Associates, was present on behalf of the Cullen & Romance for the Summit Township Sewer Authority Subdivision Plan, Parcel ID No. 40-017-073.0-025.00, R-2 (Residential). Welka explained that the Sewer Authority needed a little more room for their Pump Station on Oliver Road. Welka stated owners are proposing to subdivide 0.0146-acre piece of Parcel ID No.40-017-073.0-025.00, to be conveyed to and become an integral part of a Parcel ID No. 40-017-073.0-025.0.

CULLEN AND
ROMANCE FOR
SUMMIT TOWNSHIP
SEWER AUTHORITY

Motion by Colvin, seconded by Lynch to recommend approval to the Cullen and Romance for Summit Township Sewer Authority Subdivision Plan, Parcel ID No. 40-017-073.0-025.00, R-2 (Residential) District.

APPROVAL
RECOMMENDED

Vote: 4/0

Jonas was present on behalf of the Summit Township Transportation Map. The topic was tabled from the last Planning Commission Meeting to give the Planning Commission more time to review. Jonas stated that this map will replace the Summit Township Transportation Plan and become an official Map of the Township upon adoption.

REVIEW OF THE
SUMMIT TOWNSHIP
TRANSPORTATION
MAP

The map incorporates recommendations of the 2018 Comprehensive Plan.

Motion by White, seconded by Colvin to recommend approval of the review the Summit Township Transportation Map as presented.

APPROVAL
RECOMMENDED

Vote: 4/0

Cass updated the Commission members on the zoning amendment process. Cass noted that Colvin provided several pages of clerical errors found in the zoning ordinance draft and we sent the changes via fed ex to EPD. Cass also worked on definitions and clerical errors that were discovered in the draft ordinance. EPD is to provide a fourth draft ordinance for Township Review soon. It will be forwarded to the Planning Commission for their review.

REVIEW OF THE
DRAFT ZONING
ORDINANCE

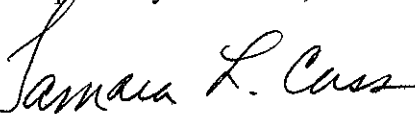
COMPREHENSIVE
PLAN PROGRESS
UPDATE

With no other business to come before the Board, motion was made by Colvin, seconded by Lynch, to adjourn the meeting at 7:47pm.

Vote: 4/0

ADJOURNMENT

Respectfully submitted,



Tamara L. Cass
Zoning Administrator

SUMMIT TOWNSHIP PLANNING COMMISSION

Regular Business Meeting

Monday, May 11, 2020

Public Meeting 7:00 P.M.

AGENDA

1. **CALL TO ORDER**
2. **APPROVAL OF MINUTES**
(3/9/2020 regular business meeting)
3. **CORRESPONDENCE**
4. **SOUTHLAND INVESTMENT** – Land Development Plan
Parcel ID No. 40-015-084.0-092.00, B-1 (Business)/R-1 (Residential)
5. **SOUTHLAND INVESTMENT** – Alternate Greenspace Plan
Parcel ID No. 40-015-084.0-092.00, B-1 (Business)/R-1 (Residential)
6. **CULLEN & ROMANCE FOR SUMMIT TOWNSHIP SEWER AUTHORITY** – Subdivision Plan
Parcel ID No. 40-017-073.0-025.00, R-2 (Residential)
7. **REVIEW OF THE SUMMIT TOWNSHIP TRANSPORTATION MAP**
8. **REVIEW OF THE DRAFT ZONING ORDINANCE**
9. **COMPREHENSIVE PLAN IMPLEMENTATION UPDATE**
10. **ADJOURNMENT**

**SUMMIT TOWNSHIP PLANNING COMMISSION
REGULAR BUSINESS MEETING**

May 11, 2020
7:00 P.M.

This meeting was held via Zoom Meeting

	Name	Address	City	State	Zip	Phone #
1	Mark Welka	1230 Townhall Road West	Erie	PA	16509	814-868-9686
2	Jim Welka, Welka & Associates	3200 W 32nd St	Erie	PA	16506	814-833-3900
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