

SUMMIT TOWNSHIP PLANNING COMMISSION
Regular Business Meeting
Monday, June 14th, 2021

The Summit Township Planning Commission Business Meeting was called to order by Chairman Tim Will at 7:00pm, followed by a salute to the flag. Present were board members Ron McElderry, Tracey Colvin, and Christopher Lynch. Also present were Zoning Administrator Tamara Cass, Engineer Matthew Jonas, Zoning Administrative Assistant Debra Jageman and seven (7) interested members of the public. Board member Christopher Friday was absent from the meeting.

CALL TO ORDER

Motion by Lynch seconded by McElderry to approve the June 14, 2021 Meeting Minutes, as presented
Vote: 4/0

APPROVAL OF
MINUTES

Jim Welka, of Henry T. Welka and Associates was present on behalf of the New Realty, LP Amended Land Development Plan, Parcel ID Nos. 40-016-072.0-038.01 & 038.03 CC (Commercial Corridor) District. Welka stated that the owners are proposing to build a 1,283 sq. ft. detail bay addition to the existing 4,000 sq. ft. commercial building and 74 new parking spaces located on Parcel ID No. 40-016-072.0-038.03. Welka explained that the plan includes a future 7,120 sq. ft. addition to the existing 28,000 sq. ft. commercial building located on Parcel ID No. 40-016-072.0-038.01. Discussion ensued regarding the future building to be added to this current plan.

NEW REALTY, LP
AMENDED LAND
DEVELOPMENT
PLAN

Motion by McElderry, seconded by Lynch to approve the New Realty, LP Amended Land Development Plan, Parcel ID Nos. 40-016-072.0-038.01 & 038.03 CC (Commercial Corridor) conditioned upon removal of the Future Building Addition.
Vote:4/0

APPROVAL
RECOMMENDED

Jim Welka of Henry T. Welka and Associates was present on behalf of the New Realty, LP Alternate Greenspace Plan, Parcel ID Nos. 40-016-072.0-038.01 & 038.03 CC (Commercial Corridor) District. Welka stated that this plan is an alternate greenspace plan because they are utilizing the existing greenspace on the North, South, and West sides of the Parcel. The owners are also proposing a planting strip that will be located along the proposed parking area located on Parcel ID No. 40-016-072.0-038.03.

NEW REALTY, LP
ALTERNATE
GREENSPACE PLAN

Motion by Lynch, seconded by Colvin to approve New Realty, LP Alternate Greenspace Plan, Parcel ID Nos. 40-016-072.0-038.01 & 038.03 CC (Commercial Corridor), as presented
Vote: 4/0

APPROVED

Kevin Farr of David Laird & Associates, Lee Wasielewski, and Jim Welka of Henry T. Welka and Associates, were present on behalf of the Trails at Five Points Phase 8 Subdivision Plan, Parcel ID No. 40-034-082.0-005.00, PRD (Planned Residential Development). Farr stated that the owners, Leon and Elda Wasielewski, are proposing a six-lot subdivision as Phase 8 of the Trails at Five Points Development. Jonas explained the Subdivision Plan is being proposed under the old Zoning Ordinance because the Master Plan of the Trails at Five Points was submitted under the old Zoning Ordinance. Jonas stated that the construction of Dorn Road extension will be the responsibility of the landowners, Leon and Elda Wasielewski. Jonas explained that the plan will be on hold and will not be taken to the Supervisors for their approval until we receive a bond for the road, or the landowners install the road according to the Summit Township specifications. Discussion ensued regarding the dedication of the road.

TRAILS AT FIVE
POINTS PHASE 8
SUBDIVISION PLAN

Motion by McElderry, seconded by Colvin to approve the Trails at Five Points Phase 8 Subdivision Plan, Parcel Id No. 40-034-082.0-005.00, PRD (Planned Residential Development) condition upon the roadway dedication comments is addressed.
Vote: 4/0

APPROVAL
RECOMMENDED

Mike Sanford, of Sanford Surveying & Engineering and Vince Palermo were present on behalf of Rustic Ridge Subdivision Plan, Parcel ID No. 40-005-019.0-062.00, RMD (Residential Medium Density). Sanford stated the owner, Vincent Palermo, is proposing to subdivide the existing 20.87 acres into 5 lots plus a residue lot for the purpose of marketing Single-Family Dwellings. Sanford explained that he addressed all the engineer's comments regarding stormwater.

RUSTIC RIDGE
SUBDIVISION PLAN

Motion by Lynch, seconded by Colvin to recommend approval to the Rustic Ridge Subdivision Plan Parcel ID No. 40-005-019.0-005.00, RMD (Residential Medium Density) as presented.
Vote: 4/0

APPROVAL
RECOMMENDED

Jim Welka of Henry T. Welka and Associates was present on behalf of the Safe Harbor Entertainment Amended Land Development Plan, Parcel ID No. 40-005-019.0-003.00 MUR (Mixed Use Regional). Welka stated that the Lessee, Rise Dispensary, is proposing to construct a vehicular pick-up window located on the North Side of the building including associated signage, curbs and striping. Welka explained that there will be signage directing the traffic to enter and exit. Welka explained that he addressed all the engineer's comments. Welka explained that they meet the parking requirements and are proposing a sidewalk along Rotunda Drive.

SAFE HARBOR
ENTERTAINMENT
AMENDED LAND
DEVELOPMENT
PLAN

Motion by McElderry, seconded by Colvin to recommend approval to the Safe Harbor Entertainment Amended Land Development Plan, Parcel ID No. 40-005-019.0-003.00, as presented.
Vote: 4/0

APPROVAL
RECOMMENDED

Jonas presented the Component 4A Planning Module for Toyota. After reading through the Proposed Planning Module the Planning Commission realized that the Plan was not currently consistent with the new Zoning Ordinance and the document was not completed.

REVIEW OF THE
TOYOTA OF ERIE
COMPONENT 4A
PLANNING MODULE

Motion by Colvin, seconded by Lynch to table the Review of the Toyota of Erie Component 4A Planning Module until the Proposed Zoning Ordinance is adopted and completed.
Vote: 4/0

TABLED

Cass was present on behalf of the review of the Zoning Ordinance Draft. Cass stated that they are receiving comments about the new zoning map. Cass stated that the workshops went well. The first workshop was the Resources Rural workshop in which we had over 100 residents/owners in attendance, the second workshop was for the Residential Districts, in which another 100 people attended, the other workshops were Mixed Use Neighborhood, Mixed Use Regional, Industrial, Commercial Local and Commercial Corridor. Cass handed out an updated zoning map and discussed the substantial changes that were going to be discussed at the next public hearing scheduled for June 21, 2021.

REVIEW OF THE
ZONING
ORDINANCE

SUMMIT TOWNSHIP PLANNING COMMISSION
REGULAR BUSINESS MEETING
June 14, 2021

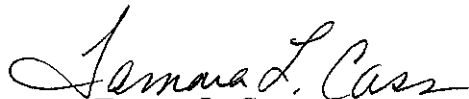
Jonas was present on behalf of the Comprehensive Plan Update. Jonas stated that the 5 points Roundabout project is on schedule to start June 21st.

With no other business to come before the Board, motion was made by McElderry, seconded by Lynch, to adjourn the meeting at 7:30pm.
Vote: 4/0

COMP-
REHENSIVE
PLAN
IMPLEMENT
UPDATE

ADJOURNMENT

Respectfully submitted,


Tamara L. Cass
Zoning Administrator

SUMMIT TOWNSHIP PLANNING COMMISSION

Regular Business Meeting
Monday, June 14, 2021
Public Meeting 7:00 P.M.

AGENDA

1. **CALL TO ORDER**
2. **APPROVAL OF MINUTES**
(3/8/2021 Regular Business Meeting)
3. **CORRESPONDENCE**
4. **NEW REALTY LP** – Amended Land Development Plan
8670 & 8680 Peach Street, Erie, PA 16509
Parcel ID Nos. 40-016-072.0-038.01 & 38.03, CC (Commercial - Corridor)
5. **NEW REALTY LP** – Alternate Greenspace Plan
8670 & 8680 Peach Street, Erie, PA 16509
Parcel ID Nos. 40-016-072.0-038.01 & 38.03, CC (Commercial - Corridor)
6. **TRAILS AT FIVE POINTS PHASE 8** – Subdivision Plan
Parcel ID No. 40-034-082.0-005.00, PRD (Planned Residential Development)
7. **RUSTIC RIDGE** – Subdivision Plan
Parcel ID No. 40-005-019.0-062.00, RMD (Residential – Medium Density)
8. **SAFE HARBOR ENTERTAINMENT** – Amended Land Development Plan
1950 Rotunda Drive, Erie, PA 16509
Parcel ID No. 40-005-019.0-003.00, MUR (Mixed Use - Regional)
9. **REVIEW OF THE TOYOTA OF ERIE COMPONENT 4A PLANNING MODULE** –
Authorization to Sign
10. **COMPREHENSIVE PLAN IMPLEMENTATION UPDATE / NEW ZONING
ORDINANCE**
11. **ADJOURNMENT**

**SUMMIT TOWNSHIP PLANNING COMMISSION
REGULAR BUSINESS MEETING**

June 14, 2021
7:00 P.M.

| | Name | Address | City | State | Zip | Phone # |
|----|------------------|-----------------------------|-----------|-------|-------|--------------|
| 1 | JIM WELKA | 3200 W 32 St. | Erie | PA | 16506 | 833-3900 |
| 2 | KEVIN PAER | 1557 W. 24 th ST | ERIE | PA | 16508 | 456-0330 |
| 3 | Vince Palermo | 1430 Bear creek lane | Erie | PA | 16509 | 814-522-6092 |
| 4 | Jason Aclib | 4609 Besswood Dr | Erie | Pa | 16506 | 814-882-3006 |
| 5 | Elda Mesielewski | 8740 KANAWAY Rd | Waterford | PA | 16144 | 814-866-5793 |
| 6 | Lee Wasielewski | 3070 DUNLAP RD | Waterford | Pa | 16144 | 814-392-9285 |
| 7 | MIKE STENFORD | 4721 ATLANTIC AVE | ERIE | | 16506 | 835 0010 |
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