

**SUMMIT TOWNSHIP ZONING HEARING BOARD**  
**Regular Business Meeting**  
**Tuesday, June 29, 2021**

The Summit Township Zoning Hearing Board Regular Business Meeting, as advertised, was called to order by Chairman Duane Hudak at 7:00 p.m. Also, present at the meeting was Board Member Robert Stewart, Board Member Chuck Knight, Solicitor Edward Betza, Zoning Administrator Tamara Cass, Zoning Administrative Assistant Debra Jageman, Stenographer Cecelia Muhanna and six (6) interested persons.

ROLL CALL

Motion by Robert Stewart, seconded by Chuck Knight to approve the April 27, 2021 meeting minutes as presented.

APPROVAL OF MINUTES

Vote: 3/0

Those offering testimony were sworn in by Chairman Duane Hudak.

AFFIRMATION

Following discussion, as taken in transcript by Stenographer Muhanna, motion was made by Chuck Knight, seconded by Robert Stewart to deny the variance requests to Summit Township Zoning Ordinance, Table 313.01 pertaining to the Front and Side Yard Setbacks, Table 313.02 Area per Structure and Article 5 (a) (1) regarding minimum provisions in the Greenspace Ordinance, as requested by John Kaliszewski, Parcel ID No. 40-005-019.0-070.05, MUR (Mixed Use Regional) District in order construct a commercial building to sell fireworks. Thereby, denying their petition to further reduce the front yard setback from the required 100 ft to 40' 9", resulting in a variance of 59'3" and denying their petition to reduce the Side Yard Setback to Table 313.02 from the required 10-foot side yard setback by 2 feet, resulting in a new side yard setback of 8 feet.

JOHN KALISZEWSKI  
VARIANCES  
• Zoning Ord.  
Table 313.01 Front and  
Side Yard Setback,  
Table 313.02 Area per  
Structure, Article 5(a)  
(1) Greenspace  
Provisions  
in the MUR (Mixed  
use Regional)  
DENIED

Thereby, denying their petition for a variance to Table 313.02 pertaining to lot regulations and denying their petition for a variance to Article 501(a)(1) of the Greenspace Provisions regarding the required 5 ft planting strip around all side, rear, and road right-of-way lines. The applicant has failed to meet the requirements for the requested variances; therefore the Board finds that the proposed development is simply too large for a lot of such a small size.

Vote: 3/0

Following discussion, as taken in transcript by Stenographer Muhanna, motion was made by Robert Stewart, seconded by Duane Hudak, to grant the variance requests to Summit Township Zoning Ordinance, Table 313.02 pertaining to the Lot Width at Building Setback Line, and minimum lot regulations, as requested by Raymond and Mary Crolli, 311 Melvin Road, Parcel ID No.40-009-067.0-021.00- 40-009-067.0-022.00, 40-009-067.0-023.00, and 40-009-067.0-024.00, RLD (Residential Low Density) District in order to Subdivide the subject properties into three lots with the intention of using one of the lots and selling the remaining two lots. Thereby granting their petition for allow the applicant to subdivide the properties into two lots with widths of 95 feet at the building setback line and granting their petition to subdivide the subject properties with 2 lots having areas of 14,250 sq.ft., resulting in a variance of 5,750 sq. ft.

RAYMOND AND MARY  
CROLLI VARIANCES  
• Zoning Ord. Table  
313.02 Lot Width at  
Building Setback Line  
• Table 313.02  
Minimum Area per  
Dwelling  
GRANTED

Vote: 3/0

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The meeting was adjourned at 7:22 P.M.

ADJOURNMENT

Respectfully submitted,

*Chuck Knight*

Chuck Knight (Jul 28, 2021 10:39 EDT)

Chuck Knight

Secretary

7/13/2021

**SUMMIT TOWNSHIP  
ZONING HEARING BOARD  
Regular Business Meeting  
Tuesday, June 29, 2021  
7:00 p.m.**

**AGENDA**

**1. CALL TO ORDER**

**2. APPROVAL OF MINUTES**

(4/27/2021) Reorganization/Regular Business Meeting

**3. JOHN KALISZEWSKI**

Parcel ID No. 40-005-019.0-070.05, MUR (Mixed Use – Regional)

- **Variance Request to Table 313.01** – Regarding Front and Side Yard Setbacks
- **Variance Request to Table 313.02** – Regarding Minimum Area Per Structure
- **Variance Request to Greenspace Provisions Article 5 a.1** – Regarding the Required Greenspace

**4. RAYMOND AND MARY CROLLI**

Parcel ID No. 40-009-067.0-022.00, RLD (Residential – Low Density)

- **Variance Request to Table 313.02** – Regarding Lot Width at Building Setback Line
- **Variance Request to Table 313.02** – Regarding Minimum Area Per Dwelling

**5. ADJOURNMENT**

# SUMMIT TOWNSHIP ZONING HEARING BOARD

Tuesday, June 29, 2021 7:00 p.m.

Name

Address (including zip)

Phone #

For which case are you attending?

Do you want to be notified when written decision is available (circle one)

| Name                 | Address (including zip)       | Phone #      | For which case are you attending? | Do you want to be notified when written decision is available (circle one) |
|----------------------|-------------------------------|--------------|-----------------------------------|--|
| JIM WELKA            | 3200 W. 32 ST. ERIE 16506     | 833-3908     | Crolli + Kaliszewski              | <input checked="" type="radio"/> Yes or No                                 |
| JOHN PACLEO          | 9181 HEIBEL RD ERIE 16510     | 450-4361     | " "                               | <input checked="" type="radio"/> Yes or No                                 |
| John M. Kaliszewski  | 1003 E Arlington Road         | 434-4393     | Kaliszewski                       | <input checked="" type="radio"/> Yes or No                                 |
| SUSAN E. KALISZEWSKI | 4072 S SHORE DR               | 434-4398     | " "                               | <input checked="" type="radio"/> Yes or No                                 |
| Nikki M. Gausling    | 3120 NORCROSS RD ERIE 16508   | 814-528735   |                                   | Yes or No  |
| Jordan D. Medvec     | 3120 Norcross Rd. Erie, 16510 | 814-440-2588 |                                   | Yes or No  |
|                      |                               |              |                                   | Yes or No  |
|                      |                               |              |                                   | Yes or No  |
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|                      |                               |              |                                   | Yes or No  |
|                      |                               |              |                                   | Yes or No  |