

**SUMMIT TOWNSHIP PLANNING COMMISSION**  
**Regular Business Meeting**  
**Monday, September 13, 2021**

The Summit Township Planning Commission Business Meeting was called to order by Chairman Tim Will at 7:00 pm, 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, Zoning Administrative Assistant Debra Jageman and one (3) interested member of the public. Board Member Christopher Friday and Engineer Matthew Jonas were absent from the meeting.

CALL TO ORDER

Motion by Colvin seconded by McElderry to approve the August 9, 2021, Meeting Minutes, as presented.

APPROVAL OF MINUTES

Vote: 4/0

Tamara Cass was present on behalf of the Review of the Summit Township Sewer Authority Old Perry Highway Relief Sewer and Surge Tank Component 4A Planning Module Signature Authorization. Cass reviewed the Component 4A and confirmed all the answers to the questions provided on the form. McElderry stated that he would like to see minimal infiltration and that BMP (Best Management Practices) are in place regarding Odor, Light Pollution, and screening.

REVIEW OF THE SUMMIT TOWNSHIP SEWER AUTHORITY OLD PERRY HIGHWAY RELIEF SEWER AND SURGE TANK COMPONENT 4A PLANNING MODULE AUTHORIZATION TO SIGN

Motion by McElderry, seconded by Lynch to approve the authorization for the Chairman to sign the Component 4A Planning Module Form..

SIGNATURE AUTHORIZED

Vote:4/0

Michael Sanford, of Sanford Surveying and Engineering was present on behalf of the Copperleaf Subdivision Plan, Parcel ID No. 40-001-007.0-001.05, Mun (Mixed Use-Neighborhood) Sanford explained that the owners are proposing to subdivide Parcel ID No. 40-001-007.0-001.05 into 2 separate parcels. The plan shows "Parcel B-1" will be conveyed into a 19.52 acres parcel and the residual parcel (Parcel B) will be reduced to 23.84 acres in size. On August 24, 2021, a variance was granted by the Summit Township Zoning Hearing Board allowing 3.3 acres of required net acreage for the Copperleaf project to be located on the adjoining parcel. Parcel B-1 shall be considered part of Parcel B for the future conveyances in perpetuity and shall not be sold or conveyed independently of each other. McElderry asked if the property should change hands, what documents are going to be recorded to reflect the notes on the Subdivision plan regarding that the property must be sold together not independently. Sanford explained that the notes are on the Subdivision Plan which will get recorded and the deed will indicate the that the two parcels must be sold to one owner in the future and will be recorded at the Recorded of Deeds.

COPPERLEAF SUBDIVISION PLAN

Motion by Lynch, seconded by Colvin to approve the Copperleaf Subdivision Plan, Parcel ID No. 40-001-007.0-001.05, MUN (Mixed Use – Neighborhood) as presented.

APPROVED

Vote: 4/0

SUMMIT TOWNSHIP PLANNING COMMISSION REGULAR MEETING  
SEPTEMBER 13, 2021

Cass had nothing to report on the Comprehensive Plan Update.


COMP-  
REHENSIVE  
PLAN  
IMPLEMENTAT-  
ION UPDATE

With no other business to come before the Board, motion was made by McElderry, seconded by Lynch, to adjourn the meeting at 7:08pm.

ADJOURNMENT

Vote: 4/0

Respectfully submitted,



Tamara L. Cass  
Zoning Administrator

# **SUMMIT TOWNSHIP PLANNING COMMISSION**

**Regular Business Meeting  
Monday, September 13, 2021  
Public Meeting 7:00 P.M.**

## **AGENDA**

1. **CALL TO ORDER**
  
2. **APPROVAL OF MINUTES**  
(8/9/2021 Regular Business Meeting)
  
3. **CORRESPONDENCE**
  
4. **REVIEW OF THE SUMMIT TOWNSHIP SEWER AUTHORITY OLD PERRY HIGHWAY  
RELIEF SEWER AND SURGE TANK COMPONENT 4A PLANNING MODULE**  
Authorization to Sign
  
5. **COPPERLEAF – Subdivision Plan**  
Parcel ID No. 40-001-007.0-001.05, MUN (Mixed Use – Neighborhood)
  
6. **COMPREHENSIVE PLAN IMPLEMENTATION UPDATE**
  
7. **ADJOURNMENT**

SUMMIT TOWNSHIP PLANNING COMMISSION  
 REGULAR BUSINESS MEETING  
 Monday, September 13, 2021  
 7:00 P.M.

	Name	Address	City	State	Zip	Phone #
1	Joe Alcorn	2900 OLSIV				
2	MIKE SANFORD	4721 ATLANTIC AVE	ERIE		06	855-0010
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