

**SUMMIT TOWNSHIP ZONING HEARING BOARD**  
**Regular Business Meeting**  
**Tuesday, August 24, 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 five (5) interested persons.

ROLL CALL

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

APPROVAL OF MINUTES

Vote: 3/0

Those offering testimony were sworn in by Duane Hudak

AFFIRMATION

Following discussion, as taken in transcript by Stenographer Muhanna, motion was made by Chuck Knight, seconded by Robert Stewart to grant the variance request to the Summit Township Zoning Ordinance, Table 311.06 (H.1) pertaining to Allowable Density in the Mixed Use- Neighborhood) District as requested by PLP X LP, 7250 Edinboro Road, Parcel ID No. 40-001-007.0-001.05, MUN (Mixed Use Neighborhood) District. Thereby granting their petition to permit 3.3 acres of uplands to be used in the calculation of required net acreage for the density calculation purposes subject to the following conditions:

PLP X LP  
• VARIANCE  
Variance request to Table 311.06 (H.1) pertaining to Allowable Density in MUN (Mixed Use-Neighborhood) District  
GRANTED WITH CONDITIONS

1. It shall be noted on applicant's recorded subdivision plan that 3.3 acres of uplands located upon the northern (parcel B-1) shall be dedicated, in perpetuity, to the southern parcel for purposes of calculating required density and shall not be developed in any manner inconsistent with that dedication.
2. A written restriction/covenant shall be recorded prohibiting the sale or conveyance of either of the proposed subdivided lots independently from one another.

Vote: 3/0

Following discussion, as taken in transcript by Stenographer Muhanna, motion was made by Chuck Knight, seconded by Robert Stewart to grant the variance request to the Summit Township Zoning Ordinance, Table 313.02(J) pertaining to the Greenspace Buffer Zones in the CC (Commercial Corridor) and RR (Resources Rural) Districts as requested by Preston Auto Group, 9140 Peach Street, Parcel ID No. 40-019-083.0-012.00, CC (Commercial Corridor) and RR (Resources Rural) Districts. Thereby granting their petition to allow construction of an asphalt parking area to extend 24' into the 50' buffer zone on the north side and 19' on the south end of the development subject to the following conditions.

PRESTON AUTO GROUP  
(AGENT) JOSEPH AND CHRISTINE ASKINS  
• VARIANCE  
Variance request to Table 313.02 (J) pertaining to the greenspace buffer zones in the CC (Commercial Corridor) and the RR (Resources Rural) Districts  
GRANTED WITH CONDITIONS

1. A restriction/covenant shall be recorded prohibiting any subdivision of the subject parcel or the sale of any portion of the subject property separate from the whole.
2. Applicant shall place all plantings and screening otherwise required under the Zoning Ordinance.

Vote 3/0

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The meeting was adjourned at 8:00pm

ADJOURNMENT

Respectfully submitted,

*Chuck Knight*

Chuck Knight (Oct 27, 2021 17:47 EDT)

Chuck Knight

Secretary  
9/10/2021

**SUMMIT TOWNSHIP  
ZONING HEARING BOARD**

**Regular Business Meeting**

**Tuesday, August 24, 2021**

**7:00 p.m.**

**AGENDA**

**1. CALL TO ORDER**

**2. APPROVAL OF MINUTES**

(7/27/2021) Regular Business Meeting

**3. PLP X LP**

7250 Edinboro Road, Erie, PA 16509

Parcel ID No. 40-001-007.0-001.05, MUN (Mixed Use – Neighborhood)

- **Variance to Table 311.06 (H.1)** – Regarding Allowable Density in the MUN (Mixed Use – Neighborhood) District

**4. PRESTON AUTO GROUP (AGENT) / JOSEPH & CHRISTINE ASKINS (LANDOWNERS)**

9140 Peach Street, Waterford, PA 16441

Parcel ID No. 40-019-083.0-012.00, CC (Commercial - Corridor) & RR (Resources - Rural)

- **Variance to Table 313.02 (J)** – Regarding Greenspace Buffer Zones in the CC (Commercial Corridor) and RR (Resources Rural) Districts

**5. ADJORNMENT**

# SUMMIT TOWNSHIP ZONING HEARING BOARD

Tuesday, August 24, 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)
Ashley Porter P.E.	2702 2nd Rd Fire 16500	814-455-5544	Preston	<input checked="" type="radio"/> Yes or No
Kevin Mullen	552 State Street, Meadville 16335	814-337-4443	Preston	<input checked="" type="radio"/> Yes or No
Joe Palumbo		814-323-1594	Copple 1842	<input checked="" type="radio"/> Yes or No
Joe Palumbo	2906 Copple Rd 16023	814-835-0722	Copple 1	<input checked="" type="radio"/> Yes or No
MIKE SANFORD	47721 ATLANTIC BRIDGE DR	835 0910	Copple 1542	<input checked="" type="radio"/> Yes or No
				Yes or No
				Yes or No
				Yes or No
				Yes or No
				Yes or No
				Yes or No
				Yes or No
				Yes or No
				Yes or No
				Yes or No
				Yes or No