

SUMMIT TOWNSHIP PLANNING COMMISSION
Regular Business Meeting
Monday, January 11th, 2021

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 Ron McElderry, Tracey Colvin, Christopher Friday and Christopher Lynch. Also present were Zoning Administrator Tamara Cass and Engineer Matthew Jonas, Administrative Assistant Debra Jageman and five (5) interested member of the public.

CALL TO ORDER

Motion by Friday, seconded by Lynch to reappoint Tim Will as Chairman, for 2021, reappoint Tracey Colvin as Vice Chairperson, for 2021, reappoint Tamara Cass as the staff secretary for 2021.

2021 APPOINTMENTS
CHAIRMAN

Vote: 5/0

Motion by Colvin, seconded by Lynch to approve the 2020 annual written report conditioned upon changing the date of the December 2020 meeting date.

APPROVAL OF
ANNUAL WRITTEN
REPORT

Vote: 5/0

Motion by Lynch, seconded by Friday to approve the December 14, 2020 minutes conditioned upon removing Tracey Colvin as being present, she was absent from that meeting.

APPROVAL
OF MINUTES

Vote: 3/0 Colvin Abstained, McElderry Abstained.

Tim Will reported that they received Bill White's letter of resignation to the Planning Commission.

CORRESPONDENCE

Mike Sanford, of Sanford Surveying and Engineering was present on behalf of the Rustic Ridge Preliminary Subdivision Plan, Parcel ID No. 40-005-019.0-062.00, R-2 (Residential) District. Sanford stated the preliminary plan is being proposed by the developer, Vince Palermo, to subdivide the existing 20.87 acres lot into 6 lots for the purpose of marketing Single-Family Dwellings. The developer is proposing a paved road within a 50' public right-of-way to be dedicated to the Township. The road will be constructed according to the Township's specifications and be a culde-sac with a length of 500 feet. A modification is being proposed for an open swale concept opposed to curb. These lots will be served by public sewer and public water. The road intersection will be 200 feet North of Hickory Hill Blvd. Sanford stated that the road will be 200 feet to the north of Hickory Hill Blvd. Sanford stated that they eliminated the pond lot and have an easement for the stormwater facilities that will be maintained by the HOA. Jonas explained that there is no sidewalk requirement in this residential zoning district as it is low density.

RUSTIC RIDGE
PRELIMINARY
SUBDIVISION PLAN

Motion by Lynch, seconded by Colvin to recommend approval of the Rustic Ridge Preliminary Subdivision Plan as presented.

APPROVAL
RECOMMENDED

Vote:5/0

Jim Welka, of Henry T. Welka and Associates was present on behalf of the Alfred and Joanne Church Subdivision Plan, Parcel ID No. 40-006-023.0-024.00, R-2 (Residential) District. Welka stated that the owners are proposing to subdivide Parcel ID No. 40-006-023.0-024.00 by separating the portion of the property, and then conveying another parcel to become an integral part of the property. Welka stated that the Subdivision Plan consists of a proposed subdivision of the existing 9.96 acres parcel in two separate parcels. The plan shows "Lot A" will be conveyed into a .85 acres parcel. Welka explained that the plan also shows Parcel ID No. 40-

ALFRED AND JOANE
CHURCH
SUBDIVISION PLAN

Summit Township Planning Commission
Regular Business Meeting
Monday, January 11, 2021

006-023.0-012.00 (a 1.66 acres parcel) being conveyed to become an integral part of Parcel ID No. 40-006-023.0-024.00, which will be 10.77 acres after the subdivision.

Motion by Colvin, seconded by McElderry to approve the Alfred and Joanne Church Subdivision, Parcel ID No 40-006-023.0-024.00, R-2 (Residential) District as presented.

APPROVAL
RECOMMENDED

Matthew Jonas, was present on behalf of the Vacation of the Summit Township Right-of-Way. Jonas explained that Benjamin and Sally Gradler owned property that surrounds the 25' x 1200' township ROW from Nies Road to Peach Street as shown on the subdivision map. Jonas stated that the township would like to vacate the ROW and give the property to the Gradlers. Jonas explained that the owners are proposing at the end of Nies Road a dedication/ Right-of Way for the existing turn around.

VACATION OF THE
SUMMIT TOWNSHIP
R-O-W/ AMENDMEN
OF THE SUMMIT
TOWNSHIP
TRANSPORTATION
MAP

Jonas stated that the Summit Township Transportation Map will be updated if the Planning Commission recommends the dedication of a portion of Parcel ID No. 40-021-101.0-042.00 to Summit Township in order to create an additional right-of-way for Nies Drive.

Motion by McElderry, seconded by Lynch to recommend approval of the Vacation of the Summit Township Right-of-Way between Nies Road and Peach Street, as presented.

APPROVAL
RECOMMENDED

Vote: 5/0

Jim Welka, of Henry T. Welka as Associates was present on behalf of the Benjamin and Sally Gradler Subdivision Plan, Parcel ID No. 40-021-101.0-042.00, B-1 (Business) & A-1 (Agricultural) District. Welka stated the owners are proposing the existing right-of-way to be vacated and become an integral part of Parcel ID No. 40-021-101.0-042.00. Welka also explained that the owners would like to convey Parcel ID No. 40-021-110.0-027.00 to become an integral part of Parcel ID No. 40-021-101.0-042.00 then subdivide Parcel ID No. 40-021-101.0-042.00 in separate parcels. The plans shows "Lot A" will be conveyed into a 2.45 acres parcel and the residual parcel ("Lot B") will be reduced to 9.84 acres in size. The owners are proposing to convey 5 lots Parcel ID Nos. 40-021-102.0-007.00, 008.00, 009.00, 010.00 and 011.00) to become an integral part of Parcel ID No. 40-021-102.0-023.00. After the subdivision, "Lot C" will increase in size from 3.88 acres to 7.12 acres. Welka stated that the owners are dedicating a portion of Parcel ID No. 40-021-101.0-042.00 to Summit Township in order to create additional right-of-way for Nies Drive. McElderry asked about the division of land on lot 15 and 16. Welka stated that he would clarify the lot and confirmed that the lot is not landlocked.

BENJAMIN AND
SALLY GRADLER
SUBDIVISION PLAN

Motion by Friday, seconded by Colvin to recommend approval with a condition that Welka clarifies the lot line of lot 15 and 16 as it shows two parcels and it should show one parcel of the Benjamin and Sally Gradler Subdivision Plan, Parcel ID No. 40-021-101.0-042.00, B-1 (Business) & A-1 (Agricultural) District.

APPROVAL
RECOMMENDED

Vote: 5/0

Cass was present on behalf of the review of the Zoning Ordinance draft. Cass stated we are still under the second 45-day public review period. Cass stated that she sent the updated Zoning Ordinance to the County for their second approval. Cass explained that there have been some small changes to the proposed Zoning Map. The proposed Zoning Ordinance and proposed Future Land Use Map is on the Summit Township Website. Cass stated if a property owner

REVIEW OF THE
DRAFT ZONING
ORDINANCE/ COMP
PLAN UPDATE

Summit Township Planning Commission
Regular Business Meeting
Monday, January 11, 2021

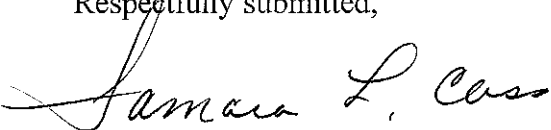
would like to see how/if your property will be affected by any of the proposed changes, we have created a link to an online map on our website where you can view the existing Zoning Map and compare it to the Future Land Use Map. In addition, you can view the current and proposed permitted use tables for each zoning district by clicking on the link located below the map.

Cass mention that the public hearing for adoption is scheduled for March 1 at 6pm prior to the Supervisors Meeting. Cass mentioned all comments must be submitted in writing prior to the hearing.

With no other business to come before the Board, motion was made by McElderry, seconded by Friday, to adjourn the meeting at 7:55 PM. ADJOURNMENT

Vote: 5/0

Respectfully submitted,



Tamara L. Cass
Zoning Administrator

SUMMIT TOWNSHIP PLANNING COMMISSION

Reorganization/Regular Business Meeting

Monday, January 11, 2021

Public Meeting 7:00 P.M.

AGENDA

1. **CALL TO ORDER**
2. **2021 BOARD APPOINTMENTS**
 - Chairman
 - Vice Chairman
 - Secretary
3. **APPROVAL OF ANNUAL WRITTEN REPORT**
(2020 Planning Commission Activities)
4. **APPROVAL OF MINUTES**
(12/14/2020 regular business meeting)
5. **CORRESPONDENCE**
Bill White Resignation
6. **RUSTIC RIDGE** – Preliminary Subdivision Plan
Parcel ID No. 40-005-019.0-062.00, R-2 (Residential) District
7. **ALFRED AND JOANNE CHURCH** – Subdivision Plan
Parcel ID No. 40-006-023.0-024.00, R-2 (Residential) District
8. **VACATION OF SUMMIT TOWNSHIP RIGHT-OF-WAY/
AMENDMENT OF THE SUMMIT TOWNSHIP TRANSPORTATION MAP**
Between Nies Road and Peach Street
9. **BENJAMIN AND SALLY GRADLER** – Subdivision Plan
Parcel ID No. 40-021-101.0-042.00, B-1 (Business) & A-1 (Agricultural) Districts
10. **REVIEW OF THE DRAFT ZONING ORDINANCE**
11. **COMPREHENSIVE PLAN IMPLEMENTATION UPDATE**
12. **ADJOURNMENT**