

SUMMIT TOWNSHIP PLANNING COMMISSION

Regular Business Meeting Monday, November 8, 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, Christopher Friday, Tracey Colvin, and Christopher Lynch. Also present were Engineer Matthew Jonas, Zoning Administrator Tamara Cass and Assistant Debra Jageman, and two (2) interested members of the public.

CALL TO ORDER

Motion by Lynch seconded by Friday to approve the October 11, 2021, Meeting Minutes, as presented.

APPROVAL OF
MINUTES

Vote: 5/0

Steve Kopac of David Laird & Associates and Joe Askins were present on behalf of the 8990 Peach Street Land Development Plan, 8990 Peach Street, Parcel ID No. 40-019-083.0-010.03, CC (Commercial - Corridor) RR (Resources - Rural) District. Laird stated that the owners are proposing a 0.98 acre parking lot expansion for the display of vehicles at their Auto Express FIAT dealership. Will asked if the parking lot will conform to the new Zoning Ordinance regarding "no loudspeakers" being permitted. Askins said yes, as they have cell phones to communicate. Will asked about the light fixtures and if they were aware of the new Zoning Ordinance regulations. Askins replied he will be installing 6 poles with lights and will provide a photometric plan that will follow the new Zoning Ordinance regulations to ensure no light will encroach on neighboring properties or Peach Street.

8990 PEACH STREET
LAND
DEVELOPMENT
PLAN

Motion by Friday and seconded by McElderry to approve the 8990 Peach Street Land Development Plan, 8990 Peach Street, Parcel ID No. 40-019-083.0-010.03, CC (Commercial - Corridor) RR (Resources - Rural) District.

APPROVAL
RECOMMENDED

Vote: 5/0

Steve Kopac of David Laird & Associates, and Joe Askins, were present on behalf of the 8990 Peach Street Alternate Greenspace Plan, 8990 Peach Street, Parcel ID No. 40-019-083.0-010.03, CC (Commercial - Corridor) RR (Resources - Rural) District. Laird explained that this is an alternate greenspace plan because it is utilizing existing greenspace on the north and west sides of the parcel. The owner is also proposing a landscaping strip along the east side of the parcel along Peach Street. Discussion ensued regarding perimeter of the greenspace plan around the property. Jonas suggested framing the parking lot with 2 trees on the north side of the parking lot.

8990 PEACH STREET
ALTERNATE
GREENSPACE PLAN

Vote: 5/0

Motion by McElderry, seconded by Friday to approve the 8990 Peach Street Alternate Greenspace Plan, 8990 Peach Street, Parcel ID No. 40-019-083.0-010.03, CC (Commercial - Corridor) RR (Resources Rural) District contingent upon the modification of the greenspace plan to provide plantings along the south property line similar to what is on the existing FIAT parcel and to provide 2 additional trees on the north side of the parking lot.

APPROVAL
RECOMMENDED
with CONDITIONS

Vote: 5/0

SUMMIT TOWNSHIP
REGULAR PLANNING COMMISSION MEETING
NOVEMBER 8, 2021

Jonas was present on behalf of the Comprehensive Plan. Jonas explained that Cass and himself are working on the SALDO and the Sidewalk Ordinance. Jonas explained he could make copies and/or email the Planning Commission the existing Sidewalk Ordinance and if they had any suggestions to bring the suggestions to the next meeting.

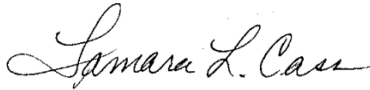
COMP-
REHENSIVE
PLAN
IMPLEMENTAT-
ION UPDATE

With no other business to come before the Board, motion was made by Friday, seconded by Lynch to adjourn the meeting at 7:29pm.

ADJOURNMENT

Vote: 5/0

Respectfully submitted,



Tamara Cass
Zoning Administrator

SUMMIT TOWNSHIP PLANNING COMMISSION

Regular Business Meeting
Monday, November 8, 2021
Public Meeting 7:00 P.M.

AGENDA

1. **CALL TO ORDER**

2. **APPROVAL OF MINUTES**
(10/11/2021 Regular Business Meeting)

3. **CORRESPONDENCE**

4. **8990 PEACH STREET** – Land Development Plan
8990 Peach Street, Waterford, PA 16441
Parcel ID No. 40-019-083.0-010.03, CC (Commercial – Corridor / RR (Resources – Rural)

5. **8990 PEACH STREET** – Alternate Greenspace Plan
8990 Peach Street, Waterford, PA 16441
Parcel ID No. 40-019-083.0-010.03, CC (Commercial – Corridor / RR (Resources – Rural)

6. **COMPREHENSIVE PLAN IMPLEMENTATION UPDATE**

7. **ADJOURNMENT**