

SUMMIT TOWNSHIP PLANNING COMMISSION
Regular Business Meeting
Monday, December 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, Christopher Friday, and Christopher Lynch. Also present were Engineer Matthew Jonas, Zoning Administrator Tamara Cass and Assistant Debra Jageman, and four (4) interested members of the public.

CALL TO ORDER

Motion by Lynch seconded by McElderry to approve the November 8, 2021, Meeting Minutes, as presented.

APPROVAL OF MINUTES

Vote: 4/0

Motion by McElderry seconded by Friday to approve the 2022 Planning Commission Meeting Time. The Public Study Session will begin at 6:15pm and the meeting time will begin at 6:30pm.

2022 PLANNING COMMISSION MEETING TIME

Vote: 4/0

Jim Welka of Henry Welka & Associates was present on behalf of the David Hess Trust Subdivision plan, 9011 Perry Highway, Parcel ID No. 40-022-096.0-001.02 CC (Commercial Corridor) / RN (Resources Natural). Welka explained that the owners are going to make some revisions of the plans; therefore, they are going to withdraw the plan.

DAVID HESS TRUST SUBDIVISION PLAN

Jim Welka of Henry Welka & Associates was present on behalf of New Realty, LP & GV New, LLC Replot Subdivision Plan, 8670 Peach Street, Parcel ID No. 40-016-072.0-036.00, 038.00, and 038.01, CC (Commercial Corridor)/ RMD (Residential Medium Density). Welka explained the owners are proposing to replot the current property lines of 3 parcels to create 2 parcels. The plan shows a 9.00 acres piece of Parcel ID No. 40-016-072.0-036.00 being conveyed to become an integral part of Parcel ID No. 40-016-072.0-038.00, a consolidation of Parcel ID No. 40-019-072.0-038.01 and Parcel ID No. 40-019-072.0-036.00, and a 5.94 acre piece of Parcel ID No. 40-016-072.0-038.00 becoming an integral part of the consolidated parcels. After the replot, Parcel ID No. 40-016-072.0-038.00 (owned by GV New, LLC) will become a 44.29 acres parcel and the consolidated land (owned by New Realty, LP) will become a 28.48 acres parcel. Welka explained that Jonas had reviewed the plan and had a comment regarding the 50' setback. Welka stated that they addressed the comment.

NEW REALTY, LP & GV NEW, LLC REPLOT SUBDIVISION PLAN

Motion by McElderry, seconded by Friday to approve New Realty, LP & GV New, LLC Replot Subdivision Plan, 8670 Peach Street, Parcel ID No. 40-016-072.0-036.00, 038.00, and 038.01, CC (Commercial Corridor) / RMD (Residential- Medium Density), as presented

APPROVAL RECOMMENDED

Vote: 4/0

Kevin Mullen and Ashely Porter of Porter Consulting Engineers, P.C. were present on behalf of Preston Auto Group Toyota of Erie Land Development Plan, 9140 Peach Street, Parcel ID No. 40-019-083.0-012.00, CC (Commercial- Corridor) / RR (Resources -Rural). Mullen explained that the owners are proposing to build a Toyota Dealership and showroom commercial building with associated parking for the purpose of displaying vehicles. Mullen stated that on August 24, 2021, the owners were granted a Variance to Table 313.02 (J) of the Zoning Ordinance regarding greenspace buffer zones in the CC (Commercial- Corridor) and

SUMMIT TOWNSHIP
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DECEMBER 13, 2021

RR (Resources-Rural) Districts allowing them to construct an asphalt parking lot into the buffer zone under the conditions that the parcel will not be subdivided in the future and plantings will be placed according to the Zoning Ordinance. Mullen stated that they are still working with the DEP and Army Corp of Engineers to get the necessary permits. Mullen also explained that he received comments from Jonas and they were currently addressing the comments. Discussion ensued.

PRESTON AUTO
GROUP/ TOYOTA OF
ERIE LAND
DEVELOPMENT
PLAN

Motion by McElderry, seconded by Friday to Table the Preston Auto Group/ Toyota of Erie, 9140 Peach Street, Parcel ID No. 40-019-083.0-012.00, CC (Commercial-Corridor) / RR (Resources-Rural) until the plan had been updated. The next meeting is scheduled for January 10, 2022.

TABLED

Vote: 4/0

Kevin Mullen and Ashley Porter of Porter Consulting Engineers, P.C. were present on behalf of Preston Auto Group/ Toyota of Erie Alternate Greenspace Plan, 9140 Peach Street, Parcel ID No. 40-019-083.0-012.00, CC (Commercial- Corridor) / RR (Resources -Rural). Plantings along the northern property line were discussed. The Planning Commission recommended tabling the greenspace plan until the Land Development Plan was updated.

PRESTON AUTO
GROUP /TOYOTA OF
ERIE ALTERNATE
GREENSPACE PLAN

Motion by McElderry, seconded by Friday to Table the Preston Auto Group / Toyota of Erie Alternate Greenspace Plan, 9140 Peach Street, Parcel ID No. 40-019-083.0-012.00, CC (Commercial-Corridor) / RR (Resources -Rural).

TABLED

Vote:4/0

Jonas was present on behalf of the Comprehensive Plan Update. Jonas explained that the Sidewalk Ordinance needs to be updated and asked the Commission to review Sections 1,2,3, and 4 of the Sidewalk Ordinance and discuss at the next meetings. Jonas will present a map at the next meeting to review areas of the Township where there are sidewalk and where there is not sidewalk currently. Friday suggested that the Commission get together and meet and discuss possible recommendations.

COMPREHENSIVE
PLAN
IMPLEMENTATION
UPDATE

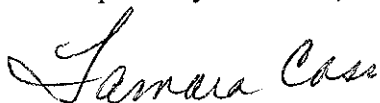
Vote:4/0

With no other business to come before the Board, motion was made by Friday, seconded by Lynch to adjourn the meeting at 7:33pm.

ADJOURNMENT

Vote: 4/0

Respectfully submitted,



Tamara Cass
Zoning Administrator

SUMMIT TOWNSHIP PLANNING COMMISSION

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

AGENDA

1. **CALL TO ORDER**
2. **APPROVAL OF MINUTES**
(11/8/2021 Regular Business Meeting)
3. **CORRESPONDENCE**
Tracey Colvin Resignation
4. **2022 PLANNING COMMISSION MEETING TIME**
Proposed change in meeting time from 7:00 p.m. to 6:30 p.m.
5. **ACT 50 OF 2021 ZONING ORDINANCE AMENDMENT**
Proposed amendment to the Summit Township Zoning Ordinance Appendix II - Wireless Communication Facilities
6. **DAVID HESS TRUST** – Subdivision
9011 Perry Highway, Erie, PA 16509
Parcel ID No. 40-022-096.0-001.02, CC (Commercial-Corridor) / RN (Resources – Natural)
7. **NEW REALTY, LP & GV NEW, LLC** – Replot Subdivision Plan
8670 Peach Street, Erie, PA 16509, Parcel ID Nos. 40-016-072.0-036.00, 038.00, 038.01
CC (Commercial – Corridor) / RMD (Residential – Medium Density)
8. **PRESTON AUTO GROUP / TOYOTA OF ERIE** – Land Development Plan
9140 Peach Street, Waterford, PA 16441
Parcel ID No. 40-019-083.0-012.00, CC (Commercial – Corridor) / RR (Resources – Rural)
9. **PRESTON AUTO GROUP / TOYOTA OF ERIE** – Alternate Greenspace Plan
9140 Peach Street, Waterford, PA 16441
Parcel ID No. 40-019-083.0-012.00, CC (Commercial – Corridor) / RR (Resources – Rural)
10. **COMPREHENSIVE PLAN IMPLEMENTATION UPDATE**
11. **ADJOURNMENT**