

**SUMMIT TOWNSHIP PLANNING COMMISSION**  
**Regular Business Meeting**  
**Monday, December 14th, 2020**

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 Bill White, 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. Board Member Tracey Colvin, was absent from the meeting.

CALL TO ORDER

Motion was made by Lynch, seconded by Friday, to approve the November 9, 2020 minutes as presented.

APPROVAL  
OF MINUTES

Vote: 4/0

Mike Sanford, of Sanford Surveying and Engineering was present on behalf of the Little Caesars Land Development Plan, Parcel ID No. 40-001-016.0-079.00, B-1 (Business) District. Sanford explained the owners are proposing to build a 3,600 sq. ft., 2-unit commercial building which will include a 1,980 sq. ft. Little Caesars restaurant with a drive through and a 1,620 sq. ft. space for a future tenant which is unknown at this time. Sandford stated that the owners requested that construction of sidewalk be deferred until such time that the Township determines the construction of the sidewalk necessary and at which time the property owner will construct the sidewalk. Friday asked why wouldn't the sidewalk be put in now. Jonas replied that at this time there would be no adjoining sidewalk and when someone builds on the adjoining property it will trigger a sidewalk to be installed at that time. Will asked about the driveway on the west side of the building. Sanford said they will create a stripe for the drive thru to direct traffic around the building.

LITTLE CAESARS  
LAND  
DEVELOPMENT  
PLAN

Motion by Friday, seconded by Lynch to recommend approval to the Little Caesars Land Development Plan, Parcel ID No. 40-001-016.0-079.00, B-1(Business) as presented.

APPROVAL  
RECOMMENDED

Vote: 4/0

Mike Sanford, of Sandford Surveying and Engineering was present on behalf of Little Caesars Alternate Greenspace Plan, Parcel ID No. 40-001-016.0-079.00, B-1 (Business) District. Sanford explained that this is an Alternate Greenspace Plan as they proposing to utilize the existing vegetation and wetlands.

LITTLE CAESARS  
ALTERNATE  
GREENSPACE PLAN

Motion by Lynch, seconded by Friday to approve the Little Caesars Alternate Greenspace Plan, Parcel ID No. 40-001-016.0-079.00, B-1 (Business) as presented.

APPROVED

Vote: 4/0

Mike Sanford, of Sandford Surveying and Engineering was present on behalf of the Erie County Tech School, 8500 Oliver Road, Parcel ID No. 40-017-078.0-009.00 & 009.0, R-2 (Residential) District. Sanford explained that the owners are proposing 4 additions to the existing Erie County Tech School. The development includes a 2,800 sq. ft. addition on the north side of the building, 2,086 sq. ft. addition on the east side of the building, and a 15,791 sq. ft. addition along with a 211 sq. ft addition on the south side. Sanford stated they are also proposing a playground, loading dock, and 6 parking spaces. Sanford indicated there will no change in the student count.

ERIE COUNTY TECH  
SCHOOL LAND  
DEVELOPMENT  
PLAN

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Motion by Friday, seconded by Lynch to recommend approval of the Erie County Tech School Land Development Plan, 8500 Oliver Road, Parcel ID No. 40-017-078.0-009.00 & 009.01, R-2 (Residential) as presented.

Vote: 4/0

APPROVAL  
RECOMMENDED

Mike Sanford, of Sanford Surveying and Engineering was present on behalf of the Erie County Tech School Alternate Greenspace Plan, 8500 Oliver Road, Parcel ID No. 40--017-078.0-009.00 & 009.01, R-2 (Residential). Sanford explained this is an alternate as they are utilizing existing greenspace surrounding the existing buildings. Sanford said they are planting additional trees along the raingarden. Will suggested that they put in trees as a buffer in the front yard. Sandford replied that PennDOT will be working on the roundabout this spring 2021 so the front yard of the tech school will be torn up, but will make sure to add more plantings than what is required in the greenspace provisions.

ERIE COUNTY  
TECH SCHOOL  
ALTERNATE  
GREENSPACE  
PLAN

Motion by Friday, seconded by Lynch to approve the Erie County Tech School Alternate Greenspace Plan, 8500 Oliver Road, Parcel ID No. 40--017-078.0-009.00 & 009.01 as presented

Vote: 4/0

APPROVED

Mike Sanford of Sanford Surveying and Engineering, was present on behalf of the Rustic Ridge Preliminary Plan, Parcel ID No. 40-005-019.0-062.00, R-1 (Residential). 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 public right-of-way/privately maintained roadway, constructed for the length of 500 feet. These lots will be served by public sewer and public water. The road will be 200 feet away from Hickory Hill Blvd. Sanford stated that the roads are to be 200 feet apart from each other or lined up with the existing road. Sanford stated that the road will be 200 feet to the north of Hickory Hill Blvd. Sanford said the owners will have a homeowner association to help maintain the stormwater and road. Jonas recommended that they eliminate the pond lot and have an easement to the stormwater lot. Jonas also stated that the road must be wide and solid enough to accommodate emergency vehicles, therefore, gravel and asphalt may be required.

RUSTIC RIDGE  
PRELIMINARY  
PLAN

Motion by Lynch, seconded by white to table the Rustic Ridge Preliminary Plan, Parcel ID No. 40-005-019.0-062.00, R-2 (Residential) until the next scheduled Planning Commission Meeting.

Vote: 4/0

TABLED

Jim Welka, of Henry T. Welka and Associates were present on behalf of the Kunco Landscape, Inc. Land Development Plan, 8099 Johnson Road, Parcel ID No. 40-012-066.0-007.03, B-1 (Business) District. Welka explained that the owners are proposed to build a 5,750 sq. ft. office and storage building with associated parking in order to relocated their landscape business. A rezoning application was approved in September 2020 by the Summit Township Planning Commission and Board of Supervisors in order to rezone the property from R-2 (Residential) to B-1 (Business) District. Welka stated that the owners have requested that construction of the sidewalk be deferred until such time that the township determines the construction of sidewalk

KUNCO  
LANDSCAPING INC.  
LAND  
DEVELOPMENT  
PLAN

Summit Township Planning Commission  
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necessary and at which time the property owner will construct the sidewalk.

Motion by Friday, seconded by Lynch to recommend approval of Kunco Landscaping, Inc. Land Development Plan, 8099 Johnson Road, Parcel ID No. 40-012-066.0-007.03, B-1 (Business), as presented.  
Vote: 4/0

APPROVAL  
RECOMMENDED

Jim Welka, of Henry T. Welka and Associates was present on behalf of the Kunco Landscape, Inc. Alternate Greenspace Plan, 8099 Johnson Road, Parcel ID No. 40-012-066.0-007.03, B-1 (Business) District. Welka explained that this is an alternate greenspace plan as they are utilizing existing greenspace on the North, West, and East Sides of the parcel. Welka stated that they are proposing 40 trees in the front yard along the road which is beyond the requirements of the Summit Township greenspace provisions. Lynch said he would like some low-lying shrubs included in the mixture of greenspace plans.

KUNCO  
LANDSCAPING, INC  
ALTERNATE  
GREENSPACE PLAN

Motion by Lynch, seconded by Friday to approve the Kunco Landscape, Inc. Alternate Greenspace Plan, 8099 Johnson Road, Parcel ID No. 40-012-066.0-007.03, B-1 (Business) District as presented.  
Vote: 4/0

APPROVED

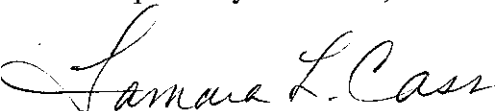
Cass was present on behalf of the review of the Zoning Ordinance draft. Cass stated that a final draft of the Zoning Ordinance, Appendix 11 (Wireless Communication Facilities), and the Future Zoning Land Use Map was placed in the dropbox and paper copies were made for those members who requested copies. Cass explained that the Zoning Ordinance Draft, Appendix II (Wireless Communication Facilities) and Future Zoning Land Use Map were going to be on the Supervisors Agenda for authorization to start the second 45-day review period effective December 22, 2020. Cass stated that she will forward a copy to the Erie County planning for review and send a copy to our solicitor for final review as well as on the Summit Township website for public review.

REVIEW OF THE  
DRAFT ZONING  
ORDINANCE/  
COMPREHENSIVE  
PLAN  
IMPLEMENTATION  
UPDATE

With no other business to come before the Board, motion was made by Friday, seconded by Lynch to, to adjourn the meeting at 8:00pm.  
Vote: 4/0

ADJOURNMENT

Respectfully submitted,



Tamara L. Cass  
Zoning Administrator

# SUMMIT TOWNSHIP PLANNING COMMISSION

Regular Business Meeting  
Monday, December 14, 2020  
Public Meeting 7:00P.M.

## AGENDA

1. **CALL TO ORDER**
2. **APPROVAL OF MINUTES**  
(11/9/2020 regular business meeting)
3. **CORRESPONDENCE**
4. **LITTLE CAESARS** – Land Development Plan  
Parcel ID No. 40-001-016.0-079.00, B-1 (Business) District
5. **LITTLE CAESARS** – Alternate Greenspace Plan  
Parcel ID No. 40-001-016.0-079.00, B-1 (Business) District
6. **ERIE COUNTY TECHNICAL SCHOOL** – Land Development Plan  
8500 Oliver Road, Erie, PA 16509  
Parcel ID No. 40-017-078.0-009.00 & 9.01, R-2 (Residential) District
7. **ERIE COUNTY TECHNICAL SCHOOL** – Alternate Greenspace Plan  
8500 Oliver Road, Erie, PA 16509  
Parcel ID No. 40-017-078.0-009.00 & 9.01, R-2 (Residential) District
8. **RUSTIC RIDGE** – Preliminary Subdivision Plan  
Parcel ID No. 40-005-019.0-062.00, R-2 (Residential) District
9. **KUNCO LANDSCAPE, INC** – Land Development Plan  
8099 Johnson Road, Erie, PA 16509  
Parcel ID No. 40-012-066.0-007.03, B-1 (Business) District
10. **KUNCO LANDSCAPE, INC** – Alternate Greenspace Plan  
8099 Johnson Road, Erie, PA 16509  
Parcel ID No. 40-012-066.0-007.03, B-1 (Business) District
11. **REVIEW OF THE DRAFT ZONING ORDINANCE**
12. **COMPREHENSIVE PLAN IMPLEMENTATION UPDATE**
13. **ADJOURNMENT**