

SUMMIT TOWNSHIP PLANNING COMMISSION
Reorganization/Business Meeting
Monday, February 14, 2022

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, Christopher Friday and Christopher Lynch. Also present were Zoning Administrator Tamara Cass and Engineer Matthew Jonas, Administrative Assistant Debra Jageman and two (2) interested members of the public. Christine Matheis was absent from the meeting.

CALL TO ORDER

Motion by McElderry, seconded by Friday to reappoint Tim Will as Chairman for 2022, Motion by Friday, seconded by McElderry to appoint Christopher Lynch as Vice Chairperson for 2022, Motion by Will, seconded by Lynch to reappoint, Tamara Cass as the staff secretary for 2022.
Vote: 4/0

2022 APPOINTMENTS
CHAIRMAN

Motion by Friday, seconded by Lynch to approve the 2021 annual written report as presented
Vote: 4/0

APPROVAL OF
ANNUAL WRITTEN
REPORT

Motion by Lynch, seconded by Friday to approve the December 12, 2021, as presented.
Vote: 4/0

APPROVAL
OF MINUTES

Ashely Porter of Porter Consulting Engineers, P.C. was 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). The Land Development Plan was tabled from the last Planning Commission meeting held on December 12, 2021, to address the comments from Engineer Jonas. Porter confirmed that Joe Askins, KIA Dealer, agreed that the interconnectivity will happen with the marginal access drive. Porter stated that they are working with the Army Corp of Engineers and DEP for their permits. Will asked if Preston Auto Group of Toyota could provide a letter stating Askins agreed to installing the marginal access road connecting to Parcel ID No. 40-019-083.0-012.00. Jonas confirmed that the Township received the required photometric plan. Performance standards were addressed including loud speakers. Jonas stated the new Zoning Ordinance reads loud speakers are prohibited in the Commercial Corridor Zoning District.

PRESTON AUTO
GROUP/ TOYOTA OF
ERIE LAND DEVELOP-
MENT PLAN

Motion by Friday, seconded by McElderry to approve the Preston Auto Group Subdivision Plan, 9140 Peach Street, Parcel ID No. 40-019-083.0-012.00, CC (Commercial- Corridor)/ RR (Resources- Rural), as presented.
Vote: 4/0

APPROVAL
RECOMMENDED

Ashely Porter of Porter Consulting Engineers, P.C. was present on behalf of Preston Auto Group Toyota of Alternate Greenspace Plan, 9140 Peach Street, Parcel ID No. 40-019-083.0-012.00, CC (Commercial- Corridor) / RR (Resources -Rural). This plan was tabled at the Planning Commission meeting on 12/13/2021. This is an alternate greenspace plan because it is utilizing existing greenspace on the north, west and south sides of the parcel. The owners are also proposing a landscaping strip that will be located along Peach Street and plantings to be placed along the north and south property boundaries. Will stated that he would like to see more trees extended to the wetland on the North and Southern property boundary lines.

PRESTON AUTO
GROUP/ TOYOTA OF
ERIE ALTERNATE
GREENSPACE PLAN

Motion by McElderry, seconded by Lynch to approve the Preston Auto Group Toyota of Alternate Greenspace Plan, 9140 Peach Street, Parcel ID No. 40-019-083.0-012.00, CC (Commercial- Corridor) / RR (Resources-Rural) with a condition that more trees are planted on the Northern and Southern borders of the property as far back as the wetland.
Vote: 4/0

APPROVED

Jim Welka, of Henry T. Welka and Associates was present on behalf of the GV NEW, LLC Replot Subdivision Plan, 9140 Peach Street, Parcel ID Nos. 40-016-072.0-038.00 & 38.04, RMD (Residential – Medium Density). Welka stated the owner is proposing to subdivide Parcel ID No. 40-016-072.0-038.00 (a 44.29 acres parcel) by separating a 3.09-acre portion and a .77-acre portion of the property and then conveying those portions to become an integral part of Parcel ID No. 40-016-072.0-038.04. The plan shows “Lot 1” will be conveyed into a 4.89-acre parcel and Parcel ID No. 40-016-072.0-038.00 will become a 37.37-acre parcel after the subdivision. Welka stated the owners are subdividing the property in order to construct an accessory building.

GV NEW, LLC
RELOT
SUBDIVISION PLAN

Motion by Friday, seconded by Lynch to approve the GV New, LLC Replot Subdivision Plan, 9140 Peach Street, Parcel ID No. 40-016-072.0-038.00 & 038.04, RMD (Residential- Medium Density).
Vote: 4/0

APPROVAL
RECOMMENDED

Jonas was present on behalf of the Comprehensive Plan Implementation update. Jonas explained that he is working on the Sidewalk Ordinance. Jonas showed a sidewalk plan with existing sidewalk. McElderry suggested to include a rubric when deciding on where we need sidewalks. Jonas handed a copy of the Summit Township Map to the members and asked the board members to take a look at the existing sidewalks that are indicated on the map and draw on the map where they feel they are necessary and why. Discussion ensued. Jonas will prepare a map which includes areas where sidewalk has been deferred to discuss at the next meeting.

COMPREHENSIVE
PLAN
IMPLEMENTATION
UPDATE

With no other business to come before the Board, motion was made by Friday, seconded by Lynch, to adjourn the meeting at 7:10 PM.
Vote: 4/0

ADJOURNMENT

Respectfully submitted,



Tamara L. Cass
Zoning Administrator

SUMMIT TOWNSHIP PLANNING COMMISSION

Reorganization/Regular Business Meeting

Monday, February 14, 2022

Public Study Session 6:15 P.M.

Public Meeting 6:30 P.M.

AGENDA

1. **CALL TO ORDER**
2. **2022 BOARD APPOINTMENTS**
 - Chairman
 - Vice Chairman
 - Secretary
3. **APPROVAL OF ANNUAL WRITTEN REPORT**
2021 Planning Commission Annual Report
4. **APPROVAL OF MINUTES**
12/13/2021 Regular Business Meeting
5. **CORRESPONDENCE**
6. **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)
7. **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)
8. **GV NEW, LLC** – Replot Subdivision
Parcel ID Nos. 40-016-072.0-038.00 & 38.04, RMD (Residential – Medium Density)
9. **COMPREHENSIVE PLAN IMPLEMENTATION UPDATE**
10. **ADJOURNMENT**