

**SUMMIT TOWNSHIP PLANNING COMMISSION**  
**Regular Business Meeting**  
**Monday, March 14, 2022**

The Summit Township Planning Commission regular business meeting was called to order by Chairman Timothy Will at 6:30 p.m., followed by a salute to the flag. Present were board members Ron McElderry, Christine Mathies and Christopher Lynch. Also present were Zoning Administrator Tamara Cass and Engineer Matthew Jonas, Administrative Assistant Debra Jageman and three (3) interested members of the public. Christopher Friday was absent from the meeting.

CALL TO ORDER

Motion by Lynch, seconded by McElderry to approve the February 14, 2022, meeting minutes, as presented.

APPROVAL  
OF MINUTES

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

Steve Kopac of David Laird & Associates was present on behalf of Pennsylvania Academy Corporation Subdivision Plan, 8155 Oliver Road, Parcel ID No. 40-016-072.0-003.04 & 003.05, MUR (Mixed Use - Regional). Kopac stated that the owners are proposing to subdivide Parcel ID No. 40-016-072.0-003.04 (Parcel "C", a 14.05 acres parcel) by separating a 4.25 acres portion (Parcel "C-2") of the property and then conveying that portion to become an integral part of Parcel ID No. 40-016-072.0-003.05 (Parcel "E", an 8.43 acres parcel). The plan shows "Parcel E" will be conveyed into a 12.68 acres parcel and Parcel "C" will become a 9.80 acres parcel after the subdivision.

PENNSYLVANIA  
ACADEMY  
CORPORATION  
SUBDIVISION  
PLAN

Motion by McElderry, seconded by Lunch to approve the Pennsylvania Academy Corporation Subdivision Plan 8155 Oliver Road, Peach Street, Parcel ID No. 40-016-072.0-003.04 & 003.05, MUR (Mixed Use- Regional), as presented.  
Vote: 4/0

APPROVAL  
RECOMMENDED

Steve Kopac of David Laird & Associates was present on behalf of Composiflex Amended Land Development Plan, 8100 Hawthorne Drive, Parcel ID No. 40-017-073.0-019.18, IP (Industrial Park). Kopac stated that the owners are proposing to build a 23,081 sq. ft. addition to the existing 52,800 sq. ft. commercial building and add associated parking spaces. The plan also includes Phase II which consists of a future 70,000 sq. ft. building and 70 additional parking spaces. Kopac stated that the impervious area and the greenspace plan have not changed since the first land development plan that was submitted. McElderry commented that the access road behind the building looked a little tight for an emergency vehicle to travel behind the building and he would be more comfortable with the plan if the fire chief could look at it. Jonas commented that after reviewing the plan, he would like to see a plant tabulation on the plan. Kopac said he could place the tabulations on the plan.

COMPOSIFLEX  
AMENDED LAND  
DEVELOPMENT PLA

Motion by Lynch, seconded by Matheis to approve the Composiflex Amended Land Development Plan 8100 Hawthorne Drive, Parcel ID No. 40-017-073.0-019.18, IP (Industrial Park) with a condition that they address Engineers Jonas' comments.

APPROVAL  
RECOMMENDED

Jim Welka, of Henry T. Welka and Associates was present on behalf of the New Realty, LP Amended Land Development Plan, 8670 Peach Street, Parcel ID Nos. 40-016-072.0-038.00 & 38.01, CC (Commercial Corridor). Welka stated the owner has additional permits to obtain and would like to withdraw this plan.

NEW REALTY, LP  
AMENDED LAND  
DEVELOPMENT  
PLAN  
WITHDRAW

Jim Welka, of Henry T. Welka and Associates was present on behalf of the New Realty, LP Alternate Greenspace Plan 8670 Peach Street, Parcel ID Nos. 40-016-072.0-038.00 & 038.01, CC (Commercial Corridor). Welka stated the owner would like to withdraw the Alternate Greenspace Plan.

NEW REALTY, LP  
ALTERNATE  
GREENSPACE PLAN  
WITHDRAW

Jim Welka, of Henry T. Welka and Associates was present on behalf of the Frank O. & Ginnean Ferraro Land Development Plan, 8107 Perry Highway, Parcel ID No. 40-012-053.0-026.00, MUR (Mixed Use- Regional). Welka stated that this lot is where the former Country Tavern was located. Welka said the owners, Flagship Fireworks, LLC, are proposing to construct a 9,225 sq. ft. commercial building with associated parking and stormwater management for the purpose of retail sales of fireworks. Cass asked if the sidewalk will be required. The board would like to see the sidewalk installed at this time. Jonas confirmed that he is still waiting on a photometric plan.

FRANK O. & GINNEAN  
FERRARO LAND  
DEVELOPMENT PLAN

Motion by McElderry, seconded by Lynch to approve the Frank O. & Ginnean Ferraro Land Development Plan, 8107 Perry Highway, Parcel ID No. 40-012-053.0-026.00, MUR (Mixed Use Regional) with stipulations that the sidewalk not be deferred.

APPROVAL  
RECOMMENDED

Vote: 4/0

Jim Welka, of Henry T. Welka and Associates was present on behalf of the Frank O. & Ginnean Ferraro Alternate Greenspace Plan, 8107 Perry Highway, Parcel ID No. 40-012-053.0-026.00, MUR (Mixed Use-Regional). Welka stated this plan is an alternate greenspace plan because it is utilizing existing greenspace on the east side of the parcel. Welka explained that the owners are also proposing 5' landscape strips along the north and south sides of the parcel.

FRANK O. & GINNEAN  
FERRARO  
ALTERNATE  
GREENSPACE PLAN

Motion by Lynch, seconded by Matheis to approve the Frank O. & Ginnean Ferraro Alternate Greenspace Plan, 8107 Perry Highway, Parcel ID No. 40-012-053.0-026.00, MUR (Mixed Use-Regional), as presented.

APPROVED

Vote 4/0

Brian Kowalczyk was present on behalf of the Kowalczyk-Allen Preliminary Subdivision Plan, Parcel ID No. 40-014-086.0-005.00 & 004.03 RLD (Residential Low Density) & RR (Resources Rural). Kowalczyk stated the preliminary plan is being proposed to subdivide the existing 15.78 acres parcel into 8 lots for the purpose of single-family dwellings. The developer is proposing a 1,535 ft. Public Right-Of-Way/Privatey Maintained Road ("Treehouse Lane") with a turnaround located on Parcel ID No. 40-014-086.0-004.03. The owners are also proposing to subdivide a .52-acre portion of Parcel ID No. 40-014-086.0-005.00 which will be conveyed to and become an integral part of Parcel ID No. 40-013-086.0-016.00. Lynch asked if the purpose of the single-family dwellings will be used for short term rentals. Kowalczyk confirmed that short term rentals targeting couples is what he is envisioning. Lynch asked if the neighbors had been contacted. Kowalczyk said he has not contacted the neighbors regarding his plans. Matheis recommended that Kowalczyk contact the neighbors and inform them of the intent.

KOWALCZYK-ALLEN  
PRELIMINARY PLAN

Motion by McElderry, seconded by Matheis to recommend approval to the Kowalczyk- Allen Preliminary Subdivision Plan, Parcel ID No. 40-014-086.0-005.00 & 004.03 RLD (Residential Low Density) & RR (Resources Rural), as presented.

Vote 3/1 Christopher Lynch- nay

APPROVAL  
RECOMMENDED

Jonas was present on behalf of the Sidewalk Ordinance Update. Jonas continued his review of areas of existing sidewalk and areas where sidewalk has been deferred. Discussion ensued.

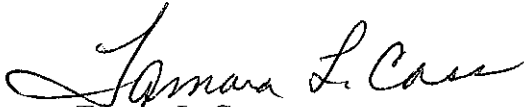
SIDEWALK  
ORDINANCE  
UPDATE

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

Vote: 4/0

ADJOURNMENT

Respectfully submitted,



Tamara L. Cass  
Zoning Administrator

# SUMMIT TOWNSHIP PLANNING COMMISSION

Regular Business Meeting  
Monday, March 14, 2022  
Public Study Session 6:15 P.M.  
Public Meeting 6:30 P.M.

## AGENDA

1. **CALL TO ORDER**
2. **APPROVAL OF MINUTES**  
2/14/2022 Reorganization/Regular Business Meeting
3. **CORRESPONDENCE**
4. **PENNSYLVANIA ACADEMY CORP** – Replot Subdivision  
8155 Oliver Road, Erie, PA 16509  
Parcel ID No. 40-016-072.0-003.04 & 003.05, MUR (Mixed Use – Regional)
5. **COMPOSIFLEX** – Amended Land Development Plan  
8100 Hawthorne Drive, Erie, PA 16509  
Parcel ID No. 40-017-073.0-019.18, IP (Industrial Park)
6. **NEW REALTY LP** – Amended Land Development Plan  
8670 Peach Street, Erie, PA 16509  
Parcel ID No. 40-016-072.0-038.01 & 038.03, CC (Commercial – Corridor)
7. **NEW REALTY LP** – Alternate Greenspace Plan  
8670 Peach Street, Erie, PA 16509  
Parcel ID No. 40-016-072.0-038.01 & 038.03, CC (Commercial – Corridor)
8. **FRANK O. & GINNEAN FERRARO** – Land Development Plan  
8107 Perry Highway, Erie, PA 16509  
Parcel ID No. 40-012-053.0-026.00, MUR (Mixed Use – Regional)
9. **FRANK O. & GINNEAN FERRARO** – Alternate Greenspace Plan  
8107 Perry Highway, Erie, PA 16509  
Parcel ID No. 40-012-053.0-026.00, MUR (Mixed Use – Regional)
10. **KOWALCZYK-ALLEN** – Preliminary Subdivision Plan  
Parcel ID No. 40-014-086.0-005.00 & 004.03  
RLD (Residential – Low Density) & RR (Resources – Rural)
11. **SIDEWALK ORDINANCE UPDATE**
12. **COMPREHENSIVE PLAN IMPLEMENTATION UPDATE**
13. **ADJOURNMENT**