

SUMMIT TOWNSHIP PLANNING COMMISSION

Regular Business Meeting

Monday, March 8th, 2021

The Summit Township Planning Commission Business Meeting was called to order by Chairman Tim Will at 7:00pm, followed by a salute to the flag. Present were board members Ron McElderry, Tracey Colvin, Christopher Friday and Christopher Lynch. Also present were Zoning Administrator Tamara Cass, Engineer Matthew Jonas, and two (2) interested member of the public.

CALL TO ORDER

Motion by Lynch seconded by McElderry to approve the February 8, 2021 Meeting Minutes conditioned upon making a change to the word "driveway" to "driveways".

APPROVAL OF
MINUTES

Vote: 5/0

Jim Welka, of Henry T. Welka and Associates was present on behalf of the A & J's Inc. Land Development Plan, Parcel Id No. 40-014-086.0-071.00. Welka stated that the owners have purchased this 55.3-acre parcel and 8430 Old French Road, Parcel ID No. 40-014-086.0-018.00. Welka said the owners are proposing to build a 4,800 sq. ft. commercial building consisting of a 1,200 sq. ft. of office space, 3,600 sq. ft of warehouse and associated parking on Parcel Id No. 40-014-086.0-071.00 in order to relocate their tree service nursey that is currently located on Wattsburg Road. Welka explained the owners got approval from the Supervisors to have a holding tank on this property to accommodate the tree farm. Will stated that he didn't agree that the building was principal structure.

A & J'S
SUBDIVISION PLAN

Motion by McElderry, seconded by Friday to approve the A & J's Subdivision Plan conditioned upon the Supervisors adopting the new Zoning Ordinance.

APPROVAL
RECOMMENDED

Vote:5/0

Jim Welka of Henry T. Welka and Associates was present on behalf of the A & J's Inc. Alternate Greenspace Plan, Parcel ID No. 40-014-086.0-071.00, R-2 (Residential). Welka explained that is an alternate greenspace plan as the developer is proposing to utilize the existing greenspace on the North, East and South sides of the Parcel. The owners are proposing a 5ft. landscaping strip that will be located along Old French Road on the West side of the property.

A & J'S ALTERNATE
GREENSPACE PLAN

Motion by Friday, seconded by Lynch to approve A & J's Inc. Alternate Greenspace Plan, Parcel ID No. 40-014-086.0-071.00, R-2 (Residential), as presented.

APPROVED

Mike Sanford of Sanford Surveying & Engineering, P.C. was present on behalf of the Copperleaf Amended Final Land Development Plan, Parcel ID No. 40-001-007.0-001.05, T-1 (Transitional- current) MUN (Mixed Use Neighborhood)- Proposed Zoning District. Sanford explained that this plan supersedes the previously recorded land development plans. Sanford stated that the owners would like to adjust two of the proposed garages and parking. The original land development plan was proposed to consist of two garages, one with 15 spaces and one with 17 spaces. Sanford stated that the new proposal includes adjust the garages to run perpendicular instead of horizontal and both garages would have 7 parking spaces.

COPPERLEAF
AMENDED FINAL
LAND
DEVELOPMENT
PLAN

Motion by McElderry, seconded by Friday to approve the Copperleaf Amended Final Land Development Plan, Parcel ID No. 40-001-007.0-001.05, T-1 ((Transitional- current) MUN (Mixed Use Neighborhood)- Proposed Zoning District.

APPROVAL
RECOMMENDED

Vote: 5/0

SUMMIT TOWNSHIP PLANNING COMMISSION
REGULAR BUSINESS MEETING
MARCH 8TH, 2021

Jim Welka, of Henry T. Welka & Associates was present on behalf of the Road Vacation of the 50' public rights-of-way between Wild Cherry Lane and Ponderosa Drive. Welka explained that Mr. Leone owns the properties along the Rights-of- Way. Welka stated that the vacated rights-of-way will be absorbed into the existing lots of record. Jonas commented that we will present this to the Supervisors through an Ordinance.

ROAD VACATION
OF 50' PUBLIC
RIGHTS-OF WAY

Motion by Friday, seconded by Lynch to recommend approval to the the Road Vacation of 50' Public Rights-of- Way, as presented.
Vote :5/0

APPROVAL
RECOMMENDED

Jonas presented the Component 4A Planning Module for Toyota. After reading through the Proposed Planning Module the Planning Commission realized that the Plan was not currently consistent with the Zoning Ordinance.

REVIEW OF THE
TOYOTA OF ERIE
COMPONENT 4A
PLANNING MODULE

Motion by McElderry, seconded by Lynch to table the Review of the Toyota of Erie Component 4A Planning Module until the Proposed Zoning Ordinance is adopted.
Vote: 5/0

TABLED

Cass was present on behalf of the review of the Zoning Ordinance Draft. Cass stated that we are receiving comments about the new zoning map. Cass stated that she talked with the supervisors regarding the comments that we have received. One area of concern is Peach Street, Honeysuckle Drive in Townhall Village and one parcel off of Oliver that is being proposed as an Industrial District. Discussion ensued. The public hearing date is scheduled for May 3 at 6pm to repeal the existing Zoning Ordinance, Appendix and Future Land Use Map.

REVIEW OF THE
ZONING
ORDINANCE


Jonas was present on behalf of the Comprehensive Plan Update. Jonas stated that the 5 points Roundabout project is on schedule to start this spring or early summer.

COMP-
REHENSIVE
PLAN
IMPLEMENT
UPDATE

With no other business to come before the Board, motion was made by Friday, seconded by McElderry, to adjourn the meeting at 7:32pm.
Vote: 5/0

ADJOURNMENT

Respectfully submitted,



Tamara L. Cass
Zoning Administrator

SUMMIT TOWNSHIP PLANNING COMMISSION

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

AGENDA

1. **CALL TO ORDER**
2. **APPROVAL OF MINUTES**
(2/8/2021 Regular Business Meeting)
3. **CORRESPONDENCE**
4. **A&J'S INC.** – Land Development Plan
Parcel ID No. 40-014-086.0-071.00
R-2 (Residential) (Future District: RR (Resources – Rural))
5. **A&J'S INC.** – Alternate Greenspace Plan
Parcel ID No. 40-014-086.0-071.00
R-2 (Residential) (Future District: RR (Resources – Rural))
6. **COPPERLEAF** – Amended Final Land Development Plan
Parcel ID No. 40-001-007.0-001.05
T-1 (Transitional) (Future District: MUN (Mixed Use – Neighborhood))
7. **ROAD VACATION OF 50' PUBLIC RIGHTS-OF-WAY**
Between Wild Cherry Lane and Ponderosa Drive
8. **REVIEW OF THE TOYOTA OF ERIE COMPONENT 4A PLANNING MODULE**
Authorization to Sign
9. **REVIEW OF THE DRAFT ZONING ORDINANCE**
10. **COMPREHENSIVE PLAN IMPLEMENTATION UPDATE**
11. **ADJOURNMENT**