

SUMMIT TOWNSHIP PLANNING COMMISSION

Regular Business Meeting

Monday, March 9, 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 Tracey Colvin and Christopher Lynch and Alternate Member Ron McElderry. Also, present were Zoning Administrator Tamara Cass and Engineer Matthew Jonas, and three (3) interested members of the public.

CALL TO ORDER

Motion was made by Lynch, seconded by White, to approve the January 13, 2020 minutes as presented.

APPROVAL
OF MINUTES

Vote: 5/0

Jim Welka, of Henry, Welka and Associates, was present on behalf of the GV New, LP Subdivision Plan, Parcel ID No. 40-016-072.0-038.00, R-1 (Residential). The owners are proposing to subdivide Parcel ID No. 40-016-072.0-038.00, by separating the portion of the property. The subdivision consists of a proposed subdivision of the existing 42.26-acre parcel in two (2) separate parcels. The plan shows the proposed "Lot -1" will be conveyed into a 1.03-acre parcel and the residual parcel is proposed to be reduced to 41.232 acres in size after the subdivision.

GV NEW, LP
SUBDIVISION PLAN

Motion by Friday, seconded by Lynch to recommend approval to the GV New, LP Subdivision Plan

APPROVAL
RECOMMENDED

Vote: 5/0

Greg Rubino of Passport Realty, was present on behalf of the Auto Row and Hessinger Drive Road Dedication. Rubino explained that they are proposing a road dedication in order to develop Parcel ID No. 40-016-072.0-034.00. Rubino explained if the dedication of the road along with the subdivision of Parcel ID No. 40-016-072.0-034.00 is approved they plan to develop in the future market rate townhomes and an expansion of Bianchi Honda parking lot to display additional vehicles but they do not have any land development plans yet. Friday asked when are they planning on building the Road. Rubino said they would like to plan on building the road next year. Will asked if the road will be built to township specs. Jonas replied that the road will be dedicated and built to the township specs. Friday expressed concern about the congestion of road because of the increase in capacity and added load. Friday said he would like to see the dedication of the road postponed until we had public input on the dedication of the road. Rubino said they will be proposing a light at the end of Auto Row. Jonas explained the plan is consistent with the Transportation Plan and it is another means of traffic flow.

AUTO ROW AND
HESSINGER DRIVE
ROAD DEDICATION
PLAN

Motion by Colvin with a condition that the approved dedicated road is consistent with the transportation plan and agrees with a street light should be installed by the developer, seconded by Lynch to recommend approval to the Auto Row and Hessinger Drive Road Dedication Plan

APPROVAL
RECOMMENDED
WITH CONDITIONS

Vote: 3/2

Greg Rubino, of Passport Realty, was present on behalf of the Auto Row, LLC Subdivision Plan, Parcel ID No. 40-016-072.0-034.00. The owners are proposing to subdivide parcel ID No. 40-016-072.0-034.00 by separating the portion of the property. Rubino explained the subdivision plan consists of a proposed subdivision of the existing 35.01-acre parcel in two (2) separate parcels. The plan shows "Parcel A" will be conveyed into a 15.20-acre parcel. The residual parcel is proposed to be reduced to 19.81 acres in size. Rubino stated that are dividing this parcel for future development.

AUTO ROW, LLC
SUBDIVISION PLAN

Motion by Colvin, seconded by White to recommend approval of the Auto Row, LLC Subdivision Plan, Parcel ID No. 40-016-072.0-034.00, B-1 (Business).

APPROVAL
RECOMMENDED

Vote: 4/0

Cass and Jonas were present on behalf of the Saddlewood Phase III Component 4A Planning Module. Cass explained that it is required that someone from the Planning Commission sign the Saddlewood Phase III Component 4A Planning Module. Cass noted that we have reviewed the planning module submitted and has determined it to be a complete submittal. Will acknowledged that he would sign the Saddlewood Phase III Component 4A Planning Module on behalf of the Planning Commission.

REVIEW OF THE
SADDLEWOOD
PHASE III
COMPONENT 4A
PLANNING MODUL

Motion by Colvin, seconded by Lynch to authorize a signature from the Chairman to sign the Saddlewood Phase III Component 4A Planning Module.

SIGNATURE
AUTHORIZATION

Vote: 5/0

Cass and Jonas were present on behalf of the Oliver Road Pump Station Component 4A Planning Module. Cass explained that it is required that someone from the Planning Commission sign the Oliver Road Pump Station Component 4 A Planning Module. Cass noted that we have reviewed the planning module submitted and has determined it to be a complete submittal. Will acknowledged that he would sign the Oliver Road Pump Station Component 4A Planning Module on behalf of the Planning Commission

REVIEW OF THE
OLIVER ROAD PUM
STATION
COMPONENT 4A
PLANNING MODUL

Motioned by Friday, seconded by Colvin to authorize a signature from the Chairman to sign the Oliver Road Pump Station Component 4A Planning Module.

SIGNATURE
AUTHORIZATON

Vote:5/0

Jonas was present on behalf of the Summit Township Transportation Map. Jonas stated that the updated map was consistent with the 2018 Comprehensive Plan and Summit Township is required to provide a plan as it revised. Friday stated that there are proposed roads on the transportation plan that will most likely will not be approved. Discussion ensued regarding the Transportation Plan and what minimally should be on the plan.

REVIEW OF THE
SUMMIT TOWNSHIP
TRANSPORTATION
MAP

Motion by Friday, seconded by Will to table the Review of the Summit Township Transportation Map until the next Planning Commission Meeting on May 11, 2020 to discuss in further detail and review.

TABLED

Vote: 5/0

Engineer Jonas updated the Commission members on the zoning amendment process. Jonas stated that Cass and himself worked on definitions and clerical errors that were discovered. EPD is to provide a third draft ordinance for Township Review prior to the end of the year. It will be forwarded to the Planning Commission for their review

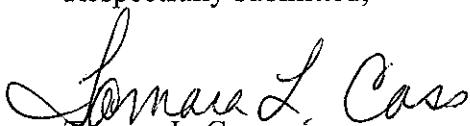
COMPREHENSIVE
PLAN PROGRESS
UPDATE

With no other business to come before the Board, motion was made by White, seconded by Colvin, to adjourn the meeting at 8:20pm.

ADJOURNMENT

Vote: 5/0

Respectfully submitted,


Tamara L. Cass
Zoning Administrator

SUMMIT TOWNSHIP PLANNING COMMISSION

Regular Business Meeting
Monday, March 9, 2020
Public Meeting 7:00 P.M.

AGENDA

1. **CALL TO ORDER**
2. **APPROVAL OF MINUTES**
(1/13/2020 regular business meeting)
3. **CORRESPONDENCE**
4. **GV NEW, LP** – Subdivision Plan
Parcel ID No. 40-016-072.0-038.00, R-1 (Residential)
5. **AUTO ROW AND HESSINGER DRIVE** – Road Dedication Plan
6. **AUTO ROW, LLC** – Subdivision Plan
Parcel ID No. 40-016-072.0-034.00, B-1 (Business)
7. **REVIEW OF THE SADDLEWOOD PHASE III COMPONENT 4A PLANNING MODULE**
– Authorization to Sign
8. **REVIEW OF THE OLIVER ROAD PUMP STATION COMPONENT 4A PLANNING MODULE** – Authorization to Sign
9. **REVIEW OF THE SUMMIT TOWNSHIP TRANSPORTATION MAP**
10. **REVIEW OF THE DRAFT ZONING ORDINANCE**
11. **COMPREHENSIVE PLAN IMPLEMENTATION UPDATE**
12. **ADJOURNMENT**