

SUMMIT TOWNSHIP PLANNING COMMISSION
Regular Business Meeting
Monday, April 11, 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 Matheis, Christopher Lynch and Christopher Friday. Also present were Zoning Administrator Tamara Cass, Engineer Matthew Jonas, and Administrative Assistant Debra Jageman and three (3) interested members of the public.

CALL TO ORDER

Motion by Lynch, seconded by Matheis to approve the March 14, 2022, meeting minutes, as presented.

Vote: 5/0

APPROVAL
OF MINUTES

Greg Schrock, PE, CPESC, of Trans Systems, Formerly L.R. Kimball and Gary Garmin were present on behalf of the Commonwealth of PA Dept of General Services Subdivision Plan, Oliver Road, Parcel ID No. 40-016-072.0-030.11 & 030.02, IND (Industrial). Schrock stated they are proposing to consolidate Parcel ID No. 40-016-072.0-030.02 (Lot 1C, 5.88 acres parcel) and Parcel ID No. 40-016-072.0-030.11 (Lot 1B, a 5.02 acres parcel). The new parcel will be 10.90 acres after the subdivision.

COMMONWEALTH
OF PA DEPT OF
GENERAL SERVICES
(PSP)
SUBDIVISION PLAN

Motion by Lynch, seconded by Matheis to approve the Commonwealth of PA Dept of General Services Subdivision Plan, Oliver Road, Parcel ID No. 40-016-072.0-030.11 & 030.02, IND (Industrial), as presented

Vote: 5/0

APPROVAL
RECOMMENDED

Greg Schrock, PE, CPESC, of Trans Systems, Formerly L.R. Kimball and Gary Garmin were present on behalf of the Commonwealth of PA Dept of General Services Land Development Plan, Oliver Road, Parcel ID No. 40-016-072.0-030.11 & 030.02, IND (Industrial). Schrock stated that they are proposing a 63,500 sq. ft. two story building, fuel stations, and associated parking areas for the new Pennsylvania State Police Headquarters Troop E. Schrock stated they submitted the Component 4A Sewer Planning Module, HOP Application, and the modification of Stormwater Management. Discussion ensued. Schrock indicated that he did not have the photometric plan as it was a comment from Engineer Jonas. McElderry commented that the photometric plan is important, and he would like to see the plan tabled until we receive the plan.

COMMONWEALTH
OF PA DEPT OF
GENERAL SERVICES
(PSP)
LAND DEVELOPMENT
PLAN

Motion by McElderry, seconded by Lynch to Table the Commonwealth of PA Dept of General Services Land Development Plan, Oliver Road, Parcel ID No. 40-016-072.0-030.11 & 030.02, IND (Industrial), until we receive the final approved photometric plan.

Vote: 5/0

TABLED

Greg Schrock, PE, CPESC, of Trans Systems, Formerly L.R. Kimball and Gary Garmin were present on behalf of the Commonwealth of PA Dept of General Services Alternate Greenspace Plan, Oliver Road, Parcel ID No. 40-016-072.0-030.11 & 030.02, IND (Industrial). Schrock explained that this is an alternate greenspace plan because the owners are proposing to utilize an existing tree line on the west corner of the property. Schrock stated that they are also proposing grass and river rock areas throughout the development in lieu of trees and shrubs for security purposes.

COMMONWEALTH
OF PA DEPT OF
GENERAL SERVICES
(PSP)
ALTERNATE
GREENSPACE PLAN

SUMMIT TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
APRIL 11, 2022

Motion by Lynch, seconded by Matheis to approve the Commonwealth of PA Dept of General Services Alternate Greenspace Plan, Oliver Road, Parcel ID No. 40-016-072.0-030.11 & 030.02, IND (Industrial) as presented.
Vote: 5/0

APPROVED

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 & 038.01, CC (Commercial Corridor). Welka stated the owners are proposing to build a 14,575 sq. ft. addition to the west side of the existing Subaru dealership building located at 8670 Peach Street. Welka explained there will also be alterations done to existing stormwater ponds and a rain garden will be added.

NEW REALTY, LP
AMENDED LAND
DEVELOPMENT
PLAN

Motion by McElderry, seconded by Lynch to approve the New Realty, LP Amended Land Development Plan 8670 Peach Street, Parcel ID Nos. 40-016-072.0-038.00 & 038.01, CC (Commercial - Corridor) conditioned on a photometric plan being provided.
Vote: 5/0

APPROVAL
RECOMMENDED

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 that is an alternate greenspace plan because it utilizes existing greenspace on the west and east sides of the parcel. Welka explained that the owners are proposing greenspace on the east and south sides of the parcel and islands throughout the interior.

NEW REALTY, LP
ALTERNATE
GREENSPACE PLAN

Motion by Friday, seconded by Matheis to approve the New Realty, LP Alternate Greenspace Plan, 8670 Peach Street, Parcel ID Nos. 40-016-072.0-038.00 & 038.01, CC (Commercial Corridor), as presented
Vote:5/0

APPROVED

Cass was present on behalf of the Kowalczyk-Allen Subdivision Component 4A Planning Module. Cass explained that it is required that someone from the Planning Commission sign the Kowalczyk-Allen Subdivision Component 4A Planning Module. Cass noted that she had reviewed the Planning module submitted and it was determined to be a complete submittal. Will acknowledged that he would sign the Kowalczyk-Allen Subdivision Component 4A Planning Module.

REVIEW OF THE
KOWALCZYK-
ALLEN
SUBDIVISION
COMPONENT4A
PLANNING
MODULE-
Authorization
to sign

Motion by McElderry, seconded by Matheis to authorize a signature form the Chairman to sign the Kowalczyk- Allen Subdivision Component 4A Planning Module.

Will-yes

Friday- yes

Matheis- yes

McElderry – yes

Lynch- No

SIGNATURE
AUTHORIZATION

SUMMIT TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
APRIL 11, 2022

Cass was present on behalf of the State Police Headquarters Troop E Component 4A Planning Module. Cass explained that is required that someone from the Planning Commission sign the State Police Headquarters Troop E Component 4A Planning Module. Cass noted that she had reviewed the Planning module submitted and it was determined to be a complete submittal. Will acknowledged that he would sign the State Police Headquarters Troop E Component 4A Planning Module.

REVIEW OF THE
STATE POLICE
HEADQUARTERS
TROOP E
COMPONENT 4A
PLANNING
MODULE
Authorization to sign

Motion by Friday, seconded by McElderry to authorize a signature from the Chairman to sign The State Police Headquarters Troop E Component 4A Planning Module.

SIGNATURE
AUTHORIZATION

Vote: 5/0

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. Jonas reviewed with the Planning Commission the Sidewalk Map and confirmed areas where future sidewalk should be included. In addition, a revised Section 4 of the Sidewalk Ordinance was reviewed regarding the requirements to install sidewalk

SIDEWALK
ORDINANCE
UPDATE

Jonas was present behalf of the Comprehensive Plan Implementation Update. Jonas confirmed that he was working on getting grants for the playground and walking trails at Picnicana and Community Park. Jonas said they applied for a grant that could be used for lighting of the Little League baseball field and renovate the bathroom facilities.

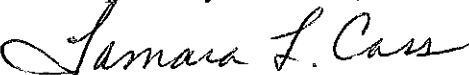
COMPRHENSIVE PL.
IMPLEMENTATION
UPDATE

With no other business to come before the Board, motion was made by Friday, seconded by Mattheis, to adjourn the meeting at 8:09 PM.

ADJOURNMENT

Vote: 5/0

Respectfully submitted,



Tamara L. Cass

Zoning Administrator

SUMMIT TOWNSHIP PLANNING COMMISSION

Regular Business Meeting
Monday, April 11, 2022
Public Study Session 6:15 P.M.
Public Meeting 6:30 P.M.

AGENDA

1. **CALL TO ORDER**
2. **APPROVAL OF MINUTES**
3/14/2022 Regular Business Meeting
3. **AGENDA AMENDMENTS**
4. **CORRESPONDENCE**
5. **COMMONWEALTH OF PA DEPT OF GENERAL SERVICES** – Subdivision Plan
Oliver Road, Erie, PA 16509
Parcel ID No. 40-016-072.0-030.11 & 030.02, I (Industrial)
6. **COMMONWEALTH OF PA DEPT OF GENERAL SERVICES** – Land Development Plan
Oliver Road, Erie, PA 16509
Parcel ID No. 40-016-072.0-030.11 & 030.02, I (Industrial)
7. **COMMONWEALTH OF PA DEPT OF GENERAL SERVICES** – Alternate Greenspace Plan
Oliver Road, Erie, PA 16509
Parcel ID No. 40-016-072.0-030.11 & 030.02, I (Industrial)
8. **NEW REALTY, LP** – Amended Land Development Plan
8670 Peach Street, Erie, PA 16509
Parcel ID No. 40-016-072.0-038.01 & 038.03
9. **NEW REALTY, LP** – Alternate Greenspace Plan
8670 Peach Street, Erie, PA 16509
Parcel ID No. 40-016-072.0-038.01 & 038.03
10. **REVIEW OF THE KOWALCZYK-ALLEN SUBDIVISION COMPONENT 4A PLANNING MODULE**
Authorization to Sign
11. **REVIEW OF THE STATE POLICE HEADQUARTERS TROOP E COMPONENT 4A PLANNING MODULE**
Authorization to Sign
12. **SIDEWALK ORDINANCE UPDATE**
13. **COMPREHENSIVE PLAN IMPLEMENTATION UPDATE**
14. **ADJOURNMENT**