

**SUMMIT TOWNSHIP PLANNING COMMISSION**  
**Regular Business Meeting**  
**Monday, July 12, 2021**

The Summit Township Planning Commission Business Meeting was called to order by Chairman Tim Will at 7:00 pm, followed by a salute to the flag. Present were board members Ron McElderry, Tracey Colvin, and Christopher Lynch. Also, present were Zoning Administrator Tamara Cass, Engineer Matthew Jonas, Zoning Administrative Assistant Debra Jageman and one (1) interested member of the public. Board member Christopher Friday was absent from the meeting.

CALL TO ORDER

Motion by Lynch seconded by Colvin to approve the June 14, 2021, Meeting Minutes, as presented.  
Vote: 4/0

APPROVAL OF MINUTES

Jim Welka, of Henry T. Welka and Associates was present on behalf of the Raymond and Mary Crolli Subdivision Plan, 311 Melvin Road, Parcel ID Nos. 40-009-067.0-021.00, 022.00, 023.00, 024.00, RLD ( Residential Low Density) District. Welka stated that the owners are proposing to replot the current parcels to convey 3 new parcels. Welka explained the owners were granted a variance to the Summit Township Zoning Ordinance by the Summit Township Zoning Hearing Board on June 29, 2021 to create 2 buildable lots. Welka explained the required 100' Lot width at Building Setback line in a RLD was reduced to 95' and the required 20,000 sq. ft. minimum area per dwelling in the RLD was reduced to 14, 250 sq. ft. for each lot.

RAYMOND AND MARY CROLLI SUBDIVISION PLAN

Motion by McElderry, seconded by Lynch to approve the Raymond and Mary Crolli Subdivision Plan, Parcel ID Nos. 40-009-067.0-021.00, 022.00, 023.00, 024.00, RLD (Residential Low Density) District, as presented.  
Vote:4/0

APPROVED

Jim Welka of Henry T. Welka and Associates was present on behalf of the Tim and Linda Will Subdivision Plan, Parcel ID No. 40-026-103.0-003.00, RR (Resources Rural) District. Welka stated the owners are proposing to subdivide the existing 16.34 acres parcel into two separate parcels. The Plan shows "Lot A" will be conveyed into an 8.17 acres parcel and the residual parcel "Lot B" will be reduced to 8.17 acres in size.

TIMOTHY AND LINDA WILL SUBDIVISION PLAN

Motion by Colvin, seconded by McElderry to approve the Timothy and Linda Will Subdivision Plan, Parcel ID No. 40-026-103.0-003.00, RR (Resources Rural)  
Vote: 4/0

APPROVED

Jonas presented the Component 4A Planning Module for Toyota.

REVIEW OF THE TOYOTA OF ERIE COMPONENT 4A PLANNING MODULE

Motion by Colvin, seconded by Lynch to approve the signature of Tim Will (Chairman) on the Toyota of Erie Component 4A Planning Module.  
Vote: 4/0

APPROVED

Jonas was present on behalf of the Comprehensive Plan Update. Jonas stated that the 5 points Roundabout is underway. Jonas stated that work will be done in phases and various detours will be in place during these phases. The two-year project will include removal of the existing intersections and construction of a roundabout. Additional work includes milling and paving intersecting roads, construction of sidewalks, ADA curb ramps, drainage improvements environmental mitigation, lighting, vegetation replacement and pavement markings.

COMP-  
REHENSIVE  
PLAN  
IMPLEMENTAT-  
ION UPDATE

Cass stated that we have a certified signature page of the Zoning Ordinance. Cass stated that Jageman will be exchanging out the last pages of the Zoning Ordinance. Cass confirmed that a copy of the Zoning Ordinance, Appendices, and Zoning Map was sent to the adjacent townships, Erie County Planning, and the Law Library.

With no other business to come before the Board, motion was made by McElderry, seconded by Lynch, to adjourn the meeting at 7:20pm.  
Vote: 4/0

ADJOURNMENT

Respectfully submitted,



Tamara L. Cass  
Zoning Administrator

# SUMMIT TOWNSHIP PLANNING COMMISSION

Regular Business Meeting

Monday, July 12, 2021

Public Meeting 7:00 P.M.

## AGENDA

1. **CALL TO ORDER**
2. **APPROVAL OF MINUTES**  
(6/14/2021 Regular Business Meeting)
3. **CORRESPONDENCE**
4. **RAYMOND AND MARY CROLLI** – Subdivision Plan  
311 Melvin Road, Erie, PA 16509  
Parcel ID Nos. 40-009-067.0-021.00, 022.00, 023.00, 024.00, RLD (Residential – Low Density)
5. **TIMOTHY AND LINDA WILL** – Subdivision Plan  
Parcel ID No. 40-026-103.0-003.00, RR (Resources – Rural)
6. **REVIEW OF THE TOYOTA OF ERIE COMPONENT 4A PLANNING MODULE –**  
Authorization to Sign
7. **COMPREHENSIVE PLAN IMPLEMENTATION UPDATE**
8. **ADJOURNMENT**