

**SUMMIT TOWNSHIP PLANNING COMMISSION**  
**Regular Business Meeting**  
**Monday, July 13, 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, Tracey Colvin, Christopher Friday and Christopher Lynch. Also present were Zoning Administrator Tamara Cass and Engineer Matthew Jonas, and 4 interested members of the public.

CALL TO ORDER

Motion was made by Lynch, seconded by Friday, to approve the May 11, 2020 minutes as presented.

APPROVAL  
OF MINUTES

Vote: 5/0

Steven G. Cornelius was present on behalf of the Steven G. Cornelius Subdivision Plan, Parcel ID No. 40-017-073.0-023.05, I-1 (Industrial). Cornelius stated that he is proposing to subdivide Parcel ID No. 40-017-073.0-023.05 by separating the portion of the property. Cornelius explained the subdivision plan consists of a proposed subdivision of the existing 10.42-acre parcel in to two (2) separate parcels. The Plan shows "Lot A1" will be conveyed into a 5.421-acre parcel. The residual parcel, "Lot A2" will be conveyed into a 5.183-acre parcel. On May 26<sup>th</sup>, 2020 variances related to lot width at setback building line and width to depth ratio were granted by the Summit Township Zoning Hearing Board.

STEVEN G.  
CORNELIUS  
SUBDIVISION PLAN

Motion by Colvin, seconded by White to recommend approval to the Steve G. Cornelius Subdivision Plan, Parcel ID No. 40-017-073.0-023.05 as presented.

Vote: 5/0

APPROVAL  
RECOMMENDED

Jonas was present on behalf of the Review of the Cornelius Component 4A Sewage Planning Module, Parcel ID No. 40-017-073.0-023.05, I-1 (Industrial). Jonas explained that is required that someone from the Planning Commission sign the Sewage Planning Module. Will acknowledged that he would sign the Steve G. Cornelius Sewage Planning Module on behalf the Planning Commission.

STEVEN G.  
CORNELIUS  
SEWAGE  
PLANNING  
MODULE

Motion by Lynch, seconded by Friday to authorize the chairman's signature of the Cornelius Sewage Planning Module, Parcel ID No. 40-017-073.0-023.05, I-1 (Industrial).

Vote 5/0

SIGNATURE  
AUTHORIZED

Denise Benim, was present on behalf of the Bianchi Honda South Land Development Plan, Parcel ID No. 40-016-072.0-034.00, B-1 (Business). Benim explained that the owners are proposing 280 off-street parking spaces for the display of vehicles. Benim stated than any lighting used to illuminate off-street parking or loading shall be arranged so not to reflect glare on adjoining properties. Will mentioned he was concerned about the loud speaker and if there was any way they could adjust the volume. Benim said this was the first time someone has mentioned it and she will let the car dealership know to lower the volume. White mentioned that the construction of sidewalk has been deferred and he was concerned about safety with the new car lot. Benim clarified that the new lot will be used for new cars and if someone is on the other parcel and wanted to look at the new cars, that a salesman would drive them over there. Friday said the new car lot will trigger sidewalks for both car lot parcels. Benim stated that generally the public does not pull over off of Peach Street to look at cars, they usually pull in the dealership. Jonas asked if the new parking area for cars will alleviate the current parking on Auto Row, and Benim said it would.

BIANCH HONDA  
SOUTH LAND  
DEVELOPMENT  
PLAN

Motion by Lynch, seconded by Colvin to recommend approval of the Bianchi Honda South Land Development Plan with a condition that the sidewalk does not get deferred.

APPROVAL  
RECOMMENDED

Denise Benim, was present on behalf of the Bianchi Honda South Greenspace Plan, Parcel ID No. 40-016-072.0-034.00, B-1 (Business). Benim explained that this plan is an alternate plan as they are proposing to utilize the existing landscape on the west side of the parcel and only proposing trees and shrubs around the improvement.

BIANCHI HONDA  
SOUTH  
GREENSPACE PLAN

Motion by Friday, seconded by White to approve the Bianchi Honda South Greenspace Plan, Parcel ID No. 40-016-072.0-034.00, B-1 (Business) as presented.

APPROVED WITH  
CONDITIONS

Jim Welka, of Henry T. Welka & Associates, and Allen Yuengling, of New Motors, were present on behalf of the GV New, LLC Rezoning request, Parcel ID No. 40-016-072.0-038.00, R-2 (Residential). Welka stated that the owners are proposing a request to rezone an approximate 64' x 223' portion of the property that is currently zoned R-2 (Residential) to B-1 (Business). Welka explained that this portion will be utilized as part of New Motors Subaru and the owners have indicated that the intended use of this portion of the property is to allow emergency vehicles to have access to the back of the building and use for additional parking. Yuengling admitted he could not park cars in the buffer zone. Welka noted that the rezoning is consistent with the comprehensive plan. Friday commented that he does not agree with rezoning of this property before the ordinance is adopted

GV NEW, LLC  
REZONING  
REQUEST

Motion by Colvin, to recommend approval of the GV New, LLC rezoning request. No second motion was made.

Motion by White, and seconded by Lynch to table the Rezoning Request until the next Planning Commission Meeting, for further review  
Vote 4/1 Colvin Nay

TABLED

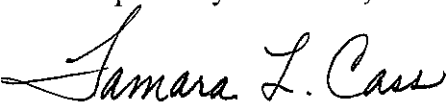
Cass updated the Commission members on the zoning amendment process. EPD is to provide a draft ordinance for Township Review. It will be forwarded to the Planning Commission for their review.

REVIEW OF THE  
DRAFT ZONING  
ORDINANCE

With no other business to come before the Board, motion was made by Friday, seconded by White, to adjourn the meeting at 8:07pm.  
Vote: 5/0

ADJOURNMENT

Respectfully submitted,



Tamara L. Cass  
Zoning Administrator

# SUMMIT TOWNSHIP PLANNING COMMISSION

Regular Business Meeting

Monday, July 13, 2020

Public Meeting 7:00 P.M.

## AGENDA

1. **CALL TO ORDER**
2. **APPROVAL OF MINUTES**  
(5/11/2020 regular business meeting)
3. **CORRESPONDENCE**
4. **STEVEN G. CORNELIUS** – Subdivision Plan  
8300 Oliver Road, Erie, PA 16509  
Parcel ID No. 40-017-073.0-023.05, I-1 (Industrial) District
5. **REVIEW OF THE CORNELIUS SUBDIVISION COMPONENT 4A SEWAGE PLANNING MODULE**  
– Authorization to Sign
6. **BIANCHI HONDA SOUTH**- Land Development Plan  
Parcel ID No. 40-016-072.0-034.00, B-1 (Business) District
7. **BIANCHI HONDA SOUTH**- Alternate Greenspace Plan  
Parcel ID No. 40-016.-072.0-034.00, B-1 (Business) District
8. **GV NEW, LLC** – Rezoning Request  
Parcel ID No. 40-016-072.0-038.00, R-2 (Residential) District
9. **REVIEW OF THE DRAFT ZONING ORDINANCE**
10. **COMPREHENSIVE PLAN IMPLEMENTATION UPDATE**
11. **ADJOURNMENT**