

SUMMIT TOWNSHIP PLANNING COMMISSION

Regular Business Meeting Monday, September 14, 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, and Christopher Lynch. Also present were Zoning Administrator Tamara Cass and Engineer Matthew Jonas, and 6 interested members of the public. Christopher Friday was absent from the meeting.

CALL TO ORDER

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

APPROVAL
OF MINUTES

Vote: 4/0

Jim Welka of Henry Welka & Associates was 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 this rezoning request was tabled from the previous meeting for the Planning Commission to look into the request further. 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.

GV NEW, LLC
REZONING
REQUEST

Motion by Lynch, seconded by Colvin to recommend approval to the GV New, LLC Rezoning Request, Parcel ID No. 40-016-072.0-038.00, R-2 (Residential) as presented.

APPROVAL
RECOMMENDED

Vote: 4/0

Mike Sanford, of Sanford Surveying and Engineering, was present on behalf of the Jeffrey and Tammy Younger Subdivision, Parcel ID No. 40-018-080.0-013.00, R-2 (Residential). Sanford explained that the owners are proposing to subdivide, Parcel ID No. 40-018-080.0-013.00 by separating a portion of the property, and then conveying a portion to become an integral part of an adjoining property. The plan consists of a proposed subdivision of the existing 4.87 acres parcel in two (2) separate parcels. The plan shows the parcel without a structure being conveyed into a 3.84 acres parcel. The residual parcel containing the structure will be reduced to 1.03 acres in size. The 3.84 acres parcel will then be conveyed to become an integral part of Parcel ID No. 40-018-080.0-004.00 which is 1.39 acres in size. The parcel will be increased from 1.39 acres to 5.23 acres after the subdivision.

JEFFREY AND
TAMMY YOUNGER
SUBDIVISION PLAN

Motion by White, seconded by Lynch to recommend approval to the Jeffrey and Tammy Younger Subdivision Plan, Parcel ID No. 40-0018-080.0-013.00, R-2 (Residential), as presented

APPROVAL
RECOMMENDED

Vote: 4/0

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Mike Sanford, of Sandford Surveying and Engineering, was present on behalf of Saddlewood Phase 3 Land Development Plan, Parcel ID No. 40-016-072.0-043.06, R-2 (Residential). Sanford explained that the owners are proposing to build 19 residential condominiums for Saddlewood Phase III on a 10.63 acres parcel. Sanford stated that Palermo requested a modification of the Stormwater buffer. Sanford explained that they provided more protection than they are setting aside. White asked about the hammerhead end of the street. Sanford replied that it will be similar to the other part of the Saddlewood Subdivision and it is designed for trucks and emergency vehicles to turn around. On May 26, 2020, a variance was obtained through the Summit Township Zoning Hearing Board in order to reduce the thirty (30) foot front yard setback by five (5) feet resulting in a new front yard setback of twenty-five (25) feet.

SADDLEWOOD
PHASE 3 LAND
DEVELOPMENT
PLAN

Motion by White, seconded by Lynch to recommend approval of the Saddlewood Phase 3 Land Development Plan, as presented
Vote 4/0

APPROVAL
RECOMMENDED

Jim Welka, of Henry T. Welka & Associates was present on behalf of the Daniel Ignasiak Subdivision Plan, Parcel ID No. 40-015-085.0-003.00, R-2 (Residential). Welka explained that the owners are proposing to subdivide Parcel ID No. 40-015-085.0-004.00 by separating a portion of the property, and then conveying the portion to become an integral part of the adjoining property. The plan consists of a proposed subdivision of the existing 6.07 acres parcel in to two (2) separate parcels. The plan shows "Lot A" being conveyed into a 0.20 acres parcel. The residual parcel will be reduced to 5.87 acres in size. "Lot A" will then be conveyed to become an integral part of Parcel ID No. 40-015-085.0-003.00 which is 5.30 acres in in size. The parcel will be increased from 5.30 acres to 5.50 after the subdivision.

DANIEL IGNASIAK
SUBDIVISION PLAN

Motion by White, seconded by Colvin to approve the Daniel Ignasiak Subdivision Plan, Parcel ID No. 40-015-085.0-003.00, R-2 (Residential) as presented.
Vote:4/0

APPROVAL
RECOMMENDED

Ron and Jessica Horan-Kunco of Kunco Landscape, Inc. were present on behalf of the Kunco Landscaping, Inc Rezoning Request, Parcel ID No. 40-012-066.0-007.03, R-2 (Residential). Kunco Landscape, Inc. has requested to rezone the property that is currently zoned R-2 (Residential) to B-1 (Business). Kunco stated the he currently has a landscaping business located in Wesleyville and would like to move and expand their business, including equipment, materials, and offices to the property located beside I-90. Kunco Landscape Inc., offers landscape design and construction, maintenance and repair, lawn care, fertilizer and weeding. Kunco stated that they have about 35 employees located in Wesleyville. Kunco stated that they have not received any complaints from the town of Wesleyville. Kunco stated that they have no retail sales, but have about five people working on site in the office. Kunco said he would leave the buffer zone between the residential and commercial business as well as plant 35-40 trees along Johnson Road for a buffer. They would like to construct a 40'x 80' building with an office attached. Kunco explained that the employees typically go out to the location for landscaping services or snow plowing. They will have outside storage in storage bins such as 2B Stone, 411, crushed limestone and mulch. Kunco mentioned that the snow removal equipment will be parked inside.

KUNCO
LANDSCAPE, INC.
REZONING
REQUEST

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Motion by White, seconded by Colvin to recommend approval of the Kunco Landscape, Inc., rezoning, Parcel Id No. 40-012-066.0-007.03, R-2 (Residential) with a condition that they leave the woods as a wide buffer zone between the Residential and Business District.

Vote: 4/0

APPROVAL
RECOMMENDED

Jim Welka, of Henry T. Welka & Associates was present on behalf 6065 Partnership, Land Development Plan, Parcel ID No. 40-011-043.0-001.00, B-1 (Business). Welka explained that the owners are proposing to clean up and utilize a 17,000 sq. ft. outdoor area for storage of vehicles and materials for Building Systems Inc. located at 7335 Perry Highway. On July 28, 2020 the owners were granted a special exception from the Summit Township Zoning Hearing Board to allow for the outside storage and also a variance to construct a privacy fence to shield any stored items from view.

6065 PARTNERSHIP
LAND
DEVELOPMENT
PLAN

Motion by Lynch, and seconded by Colvin to recommend approval of the 6065 Partnership Land Development Plan, Parcel ID No. 40-011-043.0-001.00, B-1 (Business) as presented.

Vote:4/0

APPROVAL
RECOMMENDED

Cass updated the Commission members on the zoning amendment process. Cass stated that she is going through each article and fixing errors and mistakes in the Ordinance. It will be forwarded to the Planning Commission for their review after she makes the corrections.

REVIEW OF THE
DRAFT ZONING
ORDINANCE

With no other business to come before the Board, motion was made by Lynch, seconded by White, to adjourn the meeting at 7:40pm.

Vote: 4/0

ADJOURNMENT

Respectfully submitted,



Tamara L. Cass
Zoning Administrator

SUMMIT TOWNSHIP PLANNING COMMISSION

Regular Business Meeting
Monday, September 14, 2020
Public Meeting 7:00 P.M.

AGENDA

1. CALL TO ORDER
2. APPROVAL OF MINUTES
(7/13/2020 regular business meeting)
3. CORRESPONDENCE
4. GV NEW, LLC – Rezoning Request
Parcel ID No. 40-016-072.0-038.00, R-2 (Residential)
5. JEFFREY & TAMMY YOUNGER – Subdivision Plan
2871 Flower Road, Erie, PA 16509
Parcel ID No. 40-018-080.0-013.00, R-2 (Residential)
6. SADDLEWOOD PHASE 3 – Land Development Plan
Parcel ID No. 40-016-072.0-043.06, R-2 (Residential)
7. DANIEL B. IGNASIAK – Subdivision Plan
Parcel ID No. 40-015-085.0-003.00, R-2 (Residential)
8. KUNCO LANDSCAPE, INC. – Rezoning Request
Parcel ID No. 40-012-066.0-007.03, R-2 (Residential)
9. 6065 PARTNERSHIP – Land Development Plan
7421 Perry Highway, Erie, PA 16509
Parcel ID No. 40-011-043.0-001.00, B-1 (Business)
10. REVIEW OF THE DRAFT ZONING ORDINANCE
11. COMPREHENSIVE PLAN IMPLEMENTATION UPDATE
12. ADJOURNMENT