

SUMMIT TOWNSHIP PLANNING COMMISSION
Regular Business Meeting
Monday, July 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, Administrative Assistant Debra Jageman, and six (6) interested members of the public.

CALL TO ORDER

Motion by Lynch, seconded by Matheis to approve June 13, 2022, meeting minutes, as presented.

APPROVAL
OF MINUTES

Vote: 5/0

Michael Beddow was present on behalf of the GPD Group (Agent)/ Askins Enterprises, LLC (Landowners) 8990 Peach Street, Waterford, PA, Parcel ID No. 40-019-083.0-010.03, CC (Commercial-Corridor) & RR (Resources-Rural). Beddow explained that the GPD Group is proposing to construct a 170 ft. Wireless Communication Facility/ Pole to help increase the coverage for A T &T. After performing many inspections of different sites, Beddow said this would be the best location. Matheis asked if the tower could be lower than 170 ft. Beddow explained if they reduced the size of the tower then the coverage would be reduced. Will stated that this air strip is an experimental airline, and it proposes a concern for the safety of the pilot. Rory Gehrlein was present on behalf of the Gehrlein Airport. Gehrlein informed the board that he is a 3-generation owner of the Gehrlein Airport. The airport has been here since 1957. He stated that having a Cell Tower/Pole that close to the airport creates a danger and safety hazard to the pilots. Mr. Dave Vogt was present on behalf of the Gehrlein Airport and stated that he flies Hot Air Balloon as well as other aircrafts out of the air strip. He said that the Wireless Communication Facility was a danger because there is no steering the hot air balloon and if he need to accelerate to go above the pole because it would be in the way, would be difficult. Vogt stated that there is a magnetic field near the WCF that could potentially be dangerous. Vogt mentioned that the WCF Pole could also interfere with the aircraft approach. Gehrlein said the airport is multi-purpose, special interest, and there could be a potential hazard if the Wireless Communication Pole would be installed.

GPD GROUP (AGENT)
ASKINS
ENTERPRISES,
LLC (LANDOWNERS)

Motion by McElderry, seconded by Matheis to not recommend approval of the GPD (Agent) Askins Enterprises, LLC (Landowners) 8990 Peach Street, Waterford, Pa, Parcel ID No. 40-019-083.0-010.03, CC (Commercial-Corridor) & RR (Resources Rural).

APPROVAL
NOT RECOMMENDE

Jim Welka, of Henry T. Welka and Associates was present on behalf of the Estate of the Donald N. Vandamia Subdivision Plan, Hamot Road, Waterford, PA, Parcel ID No. 40-019-083.0-037.01 RR (Resources-Rural). Welka explained that the executrix of the estate is proposing to subdivide Parcel ID No. 40-019-083.0-037.01 (a 71.87 acres parcel) by separating a 10-acre portion and then conveying that portion to become an integral part of Parcel ID No. 40-019-083.0-037.00 (a 3.123 acres parcel). After the subdivision, Parcel ID No. 40-019-083.0-037.01 will become a 61.87 acres parcel and Parcel ID No. 40-019-083.0-037.00 will become a 13.123 acres parcel. Welka indicated that he would change the ratio of the subdivision to comply with the Summit Township Zoning Ordinance which is 4:1.

ESTATE OF DONALI
N. VANDAMIA
SUBDIVISION
PLAN

Motion by Lynch, seconded by Friday to approve the Estate of Donald N. Vandamia Subdivision Plan, Hamot Road, Waterford, PA, Parcel ID No. 40-019-083.0-037.01, RR (Resources- Rural), as presented.

APPROVAL
RECOMMENDED

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Jim Welka, of Henry T. Welka and Associates was present on behalf of the Jeffrey J. & Lisa M. Englert Subdivision Plan, 8972 Pagan Road, Parcel ID No. 40-017-077.0-009.02, RMD (Residential – Medium Density). Welka explained that the owners are proposing to subdivide Parcel ID No. 40-017-077.0-009.02 (a 5.351 acres parcel) by separating a 1,075 sq. ft (.024 acre) portion and then conveying that portion to become an integral part of Parcel ID No. 40-017-077.0-009.03. After the subdivision, Parcel ID No. 40-017-077.0-009.02 will become a 5.327 acres parcel and Parcel ID No. 40-017-077.0-009.03 will become a 2.281 acres parcel.

JEFFREY & LISA
ENGLERT
SUBDIVISION
PLAN

Motion by McElderry, seconded by Matheis to approve the Jeffrey & Lisa Englert Subdivision Plan, 8972 Old French Road, Parcel ID Nos. 40-015-085.0-026.00 & 026.03, RMD (Residential – Medium Density) as presented.

APPROVAL
RECOMMENDED

Vote: 5/0

Erin was present on behalf of Chick Fil-A Amended Land Development Plan, 7160 Peach Street, Erie PA, Parcel ID No. 40-001-016.0-083.00, MUR (Mixed Use- Regional) District. Erin explained that the owners are proposing renovations and updates to the existing restaurant, drive-thru lanes, and parking lot to improve site circulation and increase drive-thru capacity. On the west side of the restaurant, the owners are proposing construction of a 540 sq. ft. addition and a 96' x 13' loading space. Renovations to the current drive-thru include adding space for 14 additional vehicles, a canopy on the south side of the building, and various painted directional signage areas. Erin stated that the changes will expedite the service to the vehicles. The number of cars the drive thru can accommodate will increase from 21 to 37 cars. Parking lot updates include 75 proposed parking spaces (currently 90), various area light and signage relocations, painted directional signage, and painted crosswalks. Lynch asked if there we going to be any direction signs installed. Erin confirmed that directional signs will be placed at the entrance indicating traffic to proceed in a counterclockwise direction.

CHICK FIL-A
AMENDED LAND
DEVELOPMENT
PLAN

Motion by McElderry, seconded by Matheis to approve the Chick-Fil-A Amended Land Development Plan, 7160 Peach Street, Erie, PA Parcel ID No. 40-001-016.0-083.00 MUR (Mixed Use Regional) District, as presented.

APPROVAL
RECOMMENDED

Erin was present on behalf of Chick Fil-A Amended Land Development Plan, 7160 Peach Street, Erie PA, Parcel ID No. 40-001-016.0-083.00, MUR (Mixed Use- Regional) District

CHICK FIL-A
ALTERNATE
GREENSPACE PLAN

Motion by McElderry, seconded by Friday to approve the Amendment to the Ordinance regarding Short Term Rentals with a recommendation to remove the word “primarily”.

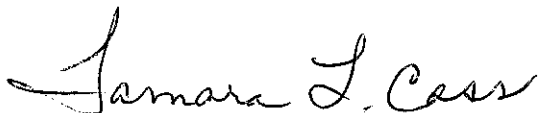
Vote: 5/0

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With no other business to come before the Board, motion was made by Friday, seconded by Lynch, to adjourn the meeting at 7: 14PM.
Vote: 5/0

ADJOURNMENT

Respectfully submitted,

A handwritten signature in cursive script that reads "Tamara L. Cass". The signature is written in black ink and is positioned above the printed name and title.

Tamara L. Cass
Zoning Administrator

SUMMIT TOWNSHIP PLANNING COMMISSION

Regular Business Meeting
Monday, July 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. **CORRESPONDENCE**

4. **GPD GROUP** – Conditional Use
8990 Peach Street, Waterford, PA 16441
Parcel ID No. 40-019-083.0-010.03, CC (Commercial – Corridor) & RR (Resources – Rural)

5. **ESTATE OF DONALD N. VANDAMIA** – Subdivision Plan
Hamot Road, Waterford, PA 16441
Parcel ID No. 40-019-083.0-037.01, RR (Resources – Rural)

6. **JEFFREY J. & LISA M. ENGLERT** – Subdivision Plan
8972 Old French Road, Erie, PA 16509
Parcel ID Nos. 40-015-085.0-026.00 & 026.03, RMD (Residential – Medium Density)

7. **CHICK-FIL-A** – Amended Land Development Plan
7160 Peach Street, Erie, PA 16509
Parcel ID No. 40-001-016.0-083.00, MUR (Mixed Use – Regional)

8. **CHICK-FIL-A** – Alternate Greenspace Plan
7160 Peach Street, Erie, PA 16509
Parcel ID No. 40-001-016.0-083.00, MUR (Mixed Use – Regional)

9. **COMPREHENSIVE PLAN IMPLEMENTATION UPDATE**

10. **ADJOURNMENT**