

**SUMMIT TOWNSHIP PLANNING COMMISSION**  
**Regular Business Meeting**  
**Monday, September 12, 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 Christine Matheis and Christopher Friday. Also present were Zoning Administrator Tamara Cass, Administrative Assistant Debra Jageman, and one (1) interested member of the public. Chris Lynch and Ron McElderry were absent from the meeting.

CALL TO ORDER

Motion by Friday, seconded by Matheis to approve July 11, 2022, meeting minutes, as presented.  
Vote: 3/0

APPROVAL  
OF MINUTES

Kevin Farr, of David Laird and Associates, was present on behalf of the Sharp Real Estate Subdivision Plan, 2103 Hershey Road, Erie, PA Parcel ID No. 40-004-016.0-063.00, MUR (Mixed Use - Regional). Farr stated that owners are separating the .22 acres containing the Single-Family Dwelling from the Business Parcel. Farr explained that on July 26, 2022, Sharp Real Estate was granted a Variance by the Summit Township Zoning Hearing Board to reduce the minimum area per dwelling from the required 25,000 sq. ft. to 9,751 sq. ft, resulting in a variance of 15,249 sq. ft. Will asked if the easement was showing on the plan. Farr said the easement was showing on the plan. Will was concerned about the word “proposed” in front of easement.

SHARP REAL  
ESTATE  
SUBDIVISION  
PLAN

Motion by Friday, seconded by Matheis to table the Sharp Real Estate Subdivision Plan, 2103 Hershey Road, Erie PA Parcel ID No. 40-004-016.0-063.00 MUR (Mixed Use- Regional) for further review.  
Vote: 3/0

TABLED

Tamara Cass was present on behalf of the Nissan Certified Pre-Owned Center Preliminary Sketch, 8931 Peach Street, Waterford, PA 16441, Parcel ID No. 40-021-101.0-001.00, CC (Commercial - Corridor). Cass stated that the preliminary sketch shows the owners, J&E Properties, LLC, will be proposing to extend the existing parking lot by enclosing the stream (LeBeouf Creek) and installing associated retaining walls, guard rails, fencing, and stormwater management. The owners are also proposing to demolish the existing structure that was formerly a single-family dwelling and build a 4,500 sq. ft. office building. Cass confirmed that she had a discussion with Tom Revak from Rabell Surveying and Engineering regarding lighting, prohibiting speakers, a photometric plan being required, and greenspace plan. Discussion ensued regarding elevation, sidewalk, guide rail and material of the retaining wall.

NISSAN  
CERTIFIED  
PRE-OWNED  
CENTER  
PRELIMINARY  
SKETCH

With no other business to come before the Board, motion was made by Friday, seconded by Matheis, to adjourn the meeting at 6:45 PM.  
Vote: 3/0

ADJOURNMENT

Respectfully submitted,

Tamara L. Cass  
Zoning Administrator

# SUMMIT TOWNSHIP PLANNING COMMISSION

Regular Business Meeting  
Monday, September 12, 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. **SHARP REAL ESTATE** – Subdivision Plan  
2103 Hershey Road, Erie, PA 16509  
Parcel ID No. 40-004-016.0-063.00, MUR (Mixed Use - Regional)
  
5. **NISSAN CERTIFIED PRE-OWNED CENTER** – Preliminary Sketch Plan  
8931 Peach Street, Erie, PA 16509  
Parcel ID No. 40-021-101.0-001.00, CC (Commercial – Corridor)
  
6. **COMPREHENSIVE PLAN IMPLEMENTATION UPDATE**
  
7. **ADJOURNMENT**