

**SUMMIT TOWNSHIP PLANNING COMMISSION**  
**Regular Business Meeting**  
**Monday, February 13, 2023**

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, Christopher Lynch, Christine Matheis and Christopher Friday. Also present were Zoning Administrator Tamara Cass, Administrative Assistant Debra Jageman, Engineer Matthew Jonas, PE, LEED AP and two (2) interested members of the public.

CALL TO ORDER

Motion by Friday, seconded by McElderry to approve the January 9, 2023, meeting minutes, as presented.

APPROVAL OF MINUTES

Vote: 3/0/02 as Christine Matheis and Christopher Lynch abstained as they were absent from the January 9, 2023 meeting.

Jonas was present on behalf of the Bianchi Honda Amended Land Development Plan, 8430 Peach Street, Parcel ID No. 40-016-072.0-033.01, CL (Commercial Local). Jonas explained that Sanford Surveying stated that the owners are requesting that the Amended Land Development Plan be tabled as they are still addressing comments.

BIANCHI HONDA  
AMENDED LAND  
DEVELOPMENT PLAN  
TABLED

Jonas was present on behalf of the Bianchi Honda Alternate Greenspace Plan, 8430 Peach Street, Parcel ID No. 40-016-072.0-033.01, CL (Commercial Local). Jonas explained that Sanford Surveying stated that the owners are requesting that the Alternate Greenspace Plan be tabled at this time.

BIANCHI HONDA  
ALTERNATE GREENSPACE  
PLAN

Jim Welka of Henry T. Welka & Associates was present on behalf the Replot of the Lots 4 and 5 of the Estates at Five Points, 8819 & 8829 Marlee Way, Parcel ID Nos. 40-034-082.0-005.20 & 005.23, RMD (Residential – Medium Density). Welka introduced Justin as his coworker at CT Consultants for which Henry T. Welka and Associates is a subsidiary. Jim explained the owners are making a minor replot of the lot lines as they are proposing to a convey a 373 sq. ft. portion of Parcel ID No. 40-034-082.0-005.23(Lot 5) to become an integral part of Parcel ID No. 40-034-082.0-005.20 (Lot 4), to convey a 1,436 sq. ft. portion of Parcel ID No. 40-019-082.0-006.00 to become an integral part of Lot 5, and to convey a 3,576 sq. ft. portion of Lot 5 to Parcel ID No. 40-019-082.0-006.00. Lot 4 will become a .04362 acres parcel after the replot, Lot 5 will become a .4216 acres parcel after the replot, and Parcel ID No. 40-019-082.0-006.00 will become a 5.5791 acres parcel after the replot. Welka stated that this adjustment will change the frontage from 59 ft to 100 ft. The side yard setbacks will remain 10 feet.

REPLOT OF LOTS 4 AND 5  
OF THE ESTATES AT FIVE  
POINTS

Motion by Lynch, seconded by Matheis to recommend approval for the Replot of Lots 4 and 5 of the Estates at Five Points Subdivision Plan, 8819 & 8829 Marlee Way, Parcel ID No. 40-034-082.0-005.20 & 005.23, RMD (Residential – Medium Density) as presented

APPROVAL  
RECOMMENDED

Vote: 5/0

Jonas was present on behalf of the Draft Transportation Map Review. Jonas explained that the Supervisors held a public hearing on February 6<sup>th</sup>, 2023. Jonas said the Supervisors are planning on reassessing the transportation plan at the next staff meeting and then schedule for adoption.

Friday asked how the Public Hearing went and what comments did we receive so far. Jonas explained there was some concern on Route 97 and Glory Drive. McElderry also commented that the residents who showed up to the public meeting stated that they wanted to know if they needed to put in sidewalk if it says it on the plan. Discussion ensued.

DRAFT TRANSPORTATION  
MAP REVIEW

Cass was present on behalf of the Subdivision and Land Development Ordinance (SALDO) Review. Cass stated that we need to set a date to start the review of the SALDO. The Planning Commission decided on February 23, 2023, at 6:30pm at the Township Building. Cass stated that an advertisement for the meeting will be submitted in the local paper as required by the MPC. Friday also mentioned that we should come up with a better way to inform the public that there is a public meetings scheduled. McElderry said the Township always posts on social media and the website. Friday suggested putting a yard sign displayed on the day of the meeting.

COMPREHENSIVE PLAN  
IMPLEMENTATION  
UPDATE

Motion by McElderry, seconded by Matheis, to adjourn the meeting at 6:45 PM.  
Vote: 5/0

ADJOURNMENT

Respectfully submitted,



Tamara L. Cass  
Zoning Administrator

# SUMMIT TOWNSHIP PLANNING COMMISSION

Regular Business Meeting  
Monday, February 13, 2023  
Public Study Session 6:15 P.M.  
Public Meeting 6:30 P.M.

## AGENDA

1. **CALL TO ORDER**
2. **APPROVAL OF MINUTES**  
1/9/2023 Reorganization/Regular Business Meeting
3. **CORRESPONDENCE**
4. **BIANCHI HONDA** – Amended Land Development Plan  
8430 Peach Street, Erie, PA 16509  
Parcel ID No. 40-016-072.0-033.01, CL (Commercial – Local)
5. **BIANCHI HONDA** – Alternate Greenspace Plan  
8430 Peach Street, Erie, PA 16509  
Parcel ID No. 40-016-072.0-033.01, CL (Commercial – Local)
6. **RELOT OF LOTS 4 AND 5 OF THE ESTATES AT FIVE POINTS** – Subdivision Plan  
8819 & 8829 Marlee Way, Waterford, PA 16441  
Parcel ID No. 40-034-082.0-005.20 & 5.23, RMD (Residential – Medium Density)
7. **COMPREHENSIVE PLAN IMPLEMENTATION UPDATE**
8. **ADJOURNMENT**