

SUMMIT TOWNSHIP ZONING HEARING BOARD
Reorganization/Regular Business Meeting
Tuesday March 28, 2023

The Summit Township Zoning Hearing Board Regular Business Meeting, as advertised, was called to order by Vice-Chairman Robert Stewart at 6:00 p.m. Also present at the meeting was Alternate Board Member Joe Welch, Board Solicitor Edward Betza, Zoning Administrator Tamara Cass, Zoning Administrative Assistant Debra Jageman, Stenographer Sonya Hoffman and eight (8) interested persons.

ROLL CALL

Motion by Joe Welch, seconded by Robert Stewart to reappoint Duane Hudak as the Chairman, to reappoint Robert Stewart as the Vice Chairman, to reappoint Chuck Knight as the Secretary of the Zoning Hearing Board for 2023
Vote: 2/0

BOARD APPOINTMENTS

- CHAIRMAN
- VICE CHAIRMAN
- SECRETARY

Motion by Robert Stewart, seconded by Joe Welch to retain Elderkin Law Firm as the Solicitor of the Zoning Hearing Board for 2023
Vote: 2/0

Motion by Stewart, seconded by Joe Welch to approve the Tuesday August 8, 2023, Meeting Minutes, as presented.
Vote: 2/0

APPROVAL OF MINUTES

Those offering testimony were sworn in by Robert Stewart.

AFFIRMATION

Following discussion, as taken in transcript by Stenographer Hoffman, motion was made by Joe Welch, seconded by Robert Stewart to grant the Variance requests of the Summit Township Zoning Ordinance, Table 313.01 as requested by Star Mobile Home Sales, LLC, 8270 Curtis Road Parcel ID No. 40-028-071.0-016.00, RMD, (Residential Medium Density) pertaining to the rear and side yard setbacks and a Variance request to table 313.02 (A) pertaining to the minimum area per dwelling. Thereby, granting their petition to reduce the required side yard setback on the south side of the parcel from ten (10) feet to four (4) feet resulting in a variance of six (6) feet and granting the second variance to reduce the required rear yard setback of fifty (50) feet to forty-three (43) feet resulting in a variance of seven (7) feet.

STAR MOBILE HOME
SALES LP

- VARIANCE REQUEST
To Table 313.01
Regarding Rear and
Side Yard Setbacks in
the RMD (Residential –
Medium Density)
District
- VARIANCE REQUEST
To Table 313.02(A) –
Regarding Minimum
Area Per Dwelling in
the RMD (Residential –
Medium Density)

Thereby granting their petition to reduce the minimum area per dwelling from the required fifteen thousand (15,000) square feet to eleven thousand seven hundred (11,700) square feet, resulting in a variance of three thousand three hundred (3,300) square feet in order to construct a Single-Family Dwelling and a car port.
Vote:2/0

Following discussion, as taken in transcript by Stenographer Hoffman, motion was made by Joe Welch, seconded by Robert Stewart to grant the Variance requests of the Summit Township Zoning Ordinance Table 313.01 (A) as requested by Mobile Home Realty 12, LLC, 8461 Perry Highway, Parcel ID No. 40-014-088.0-001.01, CL (Commercial- Local) MUR (Mixed Use -Regional) pertaining to the Front Yard Setback, and minimum setbacks required between mobile homes. Thereby, granting the petition to reduce the required setback of 125 ft. from the centerline of

MOBILE HOME REALTY
12, LLC

- **Variance Request
to Table 313.01(A)**
- Regarding
Setbacks on Route
97/Perry Highway

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Route 97 to 65 ft. to install a sign that meets or exceeds the requirements outlined in Article 8 of the Summit Township Zoning Ordinance and reduce the minimum setback of 125 ft from the centerline of the Perry Highway to 90 ft. to display mobile homes for sale.

Thereby granting the petition to reduce the required minimum setback of 20 feet between the sides of the mobile homes to 15 feet between the sides on eighteen lots located around the park.

- **Variance Request to Article VIII Section 803.8(4) – Regarding Setbacks Between Mobile Homes**

Vote: 2/0

VACATE DECISION

In conclusion, after discussion with the Solicitor Ed Betza, we realized that not all residents were notified of the public hearing within 500 ft of the subject property. Therefore, the decision will be vacated and the case must be re-heard and properly noticed. With that being said, this hearing will be held on April 25, 2023 at 6:00pm.

ADJOURNMENT

The meeting was adjourned at 6:30PM

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Robert Stewart", with a long horizontal line extending to the right.

Robert Stewart
Vice Chairman

SUMMIT TOWNSHIP
ZONING HEARING BOARD
Reorganization/Regular Business Meeting
Tuesday, March 28, 2023
Public Study Session 5:30 P.M.
Hearing 6:00 P.M.

AGENDA

1. **CALL TO ORDER**

2. **2023 BOARD APPOINTMENTS**

- Chairman
- Vice Chairman
- Secretary

3. **2023 SOLICITOR APPOINTMENT**

4. **APPROVAL OF MINUTES**

8/23/2022 Regular Business Meeting

5. **STAR MOBILE HOME SALES LP (OWNER) / MARSHA MARSH (AGENT)**

8270 Curtis Road, Erie, PA 16509

Parcel ID No. 40-028-071.0-016.00, RMD (Residential – Medium Density)

- **Variance Request to Table 313.01** – Regarding Rear and Side Yard Setbacks in the RMD (Residential – Medium Density) District
- **Variance Request to Table 313.02(A)** – Regarding Minimum Area Per Dwelling in the RMD (Residential – Medium Density)

6. **MOBILE REALTY 12, LLC (OWNER) / JACK CLARK & JIM KELLER (AGENTS)**

8461 Perry Highway, Erie, PA 16509

Parcel ID No. 40-014-088.0-001.01, CL (Commercial – Local)/MUR (Mixed Use – Regional)

- **Variance Request to Table 313.01(A)** - Regarding Setbacks on Route 97/Perry Highway
- **Variance Request to Article VIII Section 803.8(4)** – Regarding Setbacks Between Mobile Homes

7. **ADJOURNMENT**