

SUMMIT TOWNSHIP ZONING HEARING BOARD

Regular Business Meeting

Tuesday April 25, 2023

The Summit Township Zoning Hearing Board Regular Business Meeting, as advertised, was called to order by Chairman Duane Hudak at 6:00 p.m. Also present at the meeting were Vice-Chairman Robert Stewart, Board Member Chuck Knight, Board Solicitor David Rhodes, Zoning Administrative Assistant Debra Jageman, Stenographer Sonya Hoffman and four (4) interested persons.

ROLL CALL

Motion by Robert Stewart, seconded by Chuck Knight to approve the Tuesday March 28, 2023, meeting minutes as presented.

APPROVAL OF MINUTES

Vote: 3/0

Those offering testimony were sworn in by Duane Hudak.

AFFIRMATION

Following discussion, as taken in transcript by Stenographer Hoffman, motion was made by Robert Stewart, seconded by Chuck Knight to grant the Variance request 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.

MOBILE HOME REALTY 12, LLC

VARIANCE REQUEST TO TABLE 313.01(A) of the Zoning Ordinance regarding Setbacks on Route 97/Perry Highway
GRANTED

Thereby, granting the petition to reduce the required setback of 125 feet from the centerline of Route 97/Perry Highway to 65 feet, resulting in a variance of 60 feet, to install a sign that meets or exceeds the requirements outlined in Article 8 of the Summit Township Zoning Ordinance and to reduce the minimum setback of 125 feet from the centerline of Route 97/Perry Highway to 90 feet, resulting in a variance of 35 feet to display mobile homes for sale.

VARIANCE REQUEST TO ARTICLE VIII SECTION 803.8(4) of the Subdivision, Land Development and Mobile Home Park Ordinance regarding Setbacks Between Mobile Homes
GRANTED

Vote: 3/0

Motion was made by Chuck Knight, seconded by Robert Stewart to grant the Variance request of the Summit Township Subdivision, Land Development and Mobile Home Park Ordinance Article VIII Section 803.8(4) pertaining to minimum setbacks required between mobile homes.

Thereby granting the petition to reduce the required minimum distance between mobile homes, side to side from 20 feet to 15 feet, resulting in a variance of 5 feet on eighteen vacant lots indicated by the owners.

Vote: 3/0

US BULK TRANSPORT, INC.

VARIANCE REQUEST TO TABLE 313.01 of Zoning Ordinance regarding Front Yard Setbacks
GRANTED

Following discussion, as taken in transcript by Stenographer Hoffman, motion was made by Chuck Knight, seconded by Robert Stewart to grant the Variance request of the Summit Township Zoning Ordinance Table 313.01 as requested by US Bulk Transport, Inc., 205 Pennbriar Drive, Parcel ID No. 40-012-046.0-001.05, MUR (Mixed Use - Regional) pertaining to the Front Yard Setback and to Article 8 Section 807(G) pertaining to required minimum clear span for a permanent sign structure.

VARIANCE REQUEST TO ARTICLE 8 SECTION 807(G) of the Zoning Ordinance regarding minimum clear span
GRANTED

Thereby granting the petition to reduce the required Front Yard Setback of 50 feet to 7 feet, resulting in a variance of 43 feet, and to reduce the required clear span of any permanent sign structure in front of a building set back like from the required 10 feet to 0 feet, resulting in a variance of 10 feet to erect a monument sign.

Vote: 3/0

The meeting was adjourned at 6:41PM

ADJOURNMENT

Respectfully submitted,


Chuck Knight
Secretary

SUMMIT TOWNSHIP ZONING HEARING BOARD

Regular Business Meeting
Tuesday, April 25, 2023
Public Study Session 5:30 P.M.
Hearing 6:00 P.M.

AGENDA

1. **CALL TO ORDER**

2. **APPROVAL OF MINUTES**

3/28/2023 Reorganization/Regular Business Meeting

3. **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

4. **US BULK TRANSPORT, INC**

205 Pennbriar Drive, Erie, PA 16509

Parcel ID No. 40-012-046.0-001.05, MUR (Mixed Use – Regional)

- **Variance Request to Table 313.01** – Regarding Front Yard Setbacks in the MUR (Mixed Use – Regional) District
- **Variance Request to Article 8 Section 807(G)** – Regarding Required Minimum Clear Span for a Permanent Sign Structure in the MUR (Mixed Use – Regional) District

5. **ADJOURNMENT**