

**SUMMIT TOWNSHIP PLANNING COMMISSION**  
**Regular Business Meeting**  
**Monday, July 10, 2023**

The Summit Township Planning Commission regular business meeting was called to order by Vice Chairman Christopher Lynch at 6:30 p.m., followed by a salute to the flag. Present were Board members Ron McElderry, Christine Matheis, and Christopher Friday. Also present were Zoning Administrator Tamara Cass, Zoning Administrative Assistant Debra Jageman, Engineer Matthew Jonas, PE, LEED AP and one (1) interested member of the public.

**CALL TO ORDER**

Motion by McElderry, seconded by Matheis to approve the June 12, 2023, meeting minutes, as presented.  
Vote: 4/0

**APPROVAL OF MINUTES**

Matt Jonas was present on behalf of the Anthony L. Lacastro/ Glory Drive Subdivision / Dedication Plan Parcel ID Nos. 40-016-072.0-040.00 & 043.19, RMD (Residential – Medium Density). Jonas explained the owners are proposing to subdivide a portion of the property and dedicating a Right-of-Way to Summit Township. Jonas explained with the cul-de-sac and after subdividing would allow 15,000 sq. ft. which is the minimum area per dwelling in the Residential Medium District being served by both water and sewer. Jonas explained that the plan includes an area for stock piling of the snow. Lynch asked how often do you think they will be using the stock pile. Jonas replied it all depends on how much snow we get.

**ANTHONY L. LACASTRO/GLORY DRIVE – Subdivision / Dedication Plan**

Motion by McElderry, seconded by Matheis to approve the Anthony L. Lacastro/ Glory Drive Subdivision / Dedication Plan Parcel ID Nos. 40-016-072.0-040.00 & 043.19, RMD (Residential –Medium Density Subdivision/Dedication Plan, as presented.  
Vote: 4/0

**APPROVAL RECOMMENDED**

Jim Welka was present on behalf of First Assembly of God – Subdivision Plan 8150 Oliver Road, Erie, PA 16509, Parcel ID Nos. 40-017-073.0-002.03, 002.07 & 018.00, MUR/ IP District. Welka explained that the owners are proposing to consolidate existing small lots and integrate Parcel ID Nos. 40-017-073.0-002.07, 002.06, 002.05, 002.04, 002.03 and 018.00 into a 20.817 acres parcel (Lot C) that will contain the church, the academy, and a detached pole building. Welka stated that the owners would like to convey a 10.202-acre portion (Lot A) that will become an integral part of Parcel ID No. 40-017-073.0-019.06, making it a 22.471 acres parcel after the subdivision. Lastly, Welka explained the owners would like to subdivide a 9.011 acres portion (Lot B) that will contain the existing “The Summit” building. Lynch asked if they were aware of the two different Zoning Districts. Welka said it should not affect the Subdivision Plan.

**FIRST ASSEMBLY OF GOD – Subdivision Plan**

Motion by Friday, seconded by Matheis to approve the Jim Welka was present on behalf of First Assembly of God – Subdivision Plan 8150 Oliver Road, Erie, PA 16509, Parcel ID Nos. 40-017-073.0-002.03, 002.07 & 018.00, MUR/IP, as presented.  
Vote: 4/0

**APPROVAL RECOMMENDED**

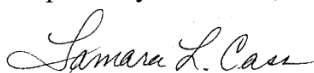
Cass and Jonas had nothing at this time.

**COMPREHENSIVE PLAN IMPLEMENTATION UPDATE**

Motion by McElderry, seconded by Matheis, to adjourn the meeting at 6:38PM.  
Vote: 4/0

**ADJOURNMENT**

Respectfully submitted,



Tamara L. Cass  
Zoning Administrator

# SUMMIT TOWNSHIP PLANNING COMMISSION

Regular Business Meeting  
Monday, July 10, 2023  
Public Study Session 6:15 P.M.  
Public Meeting 6:30 P.M.

## AGENDA

1. **CALL TO ORDER**
2. **APPROVAL OF MINUTES**  
6/12/23 Regular Business Meeting
3. **CORRESPONDENCE**
4. **ANTHONY L. LACASTRO/GLORY DRIVE** – Subdivision / Dedication Plan  
Glory Drive, Waterford, PA 16509  
Parcel ID Nos. 40-016-072.0-040.00 & 043.19, RMD (Residential – Medium Density)
5. **FIRST ASSEMBLY OF GOD** – Subdivision Plan  
8150 Oliver Road, Erie, PA 16509  
Parcel ID Nos. 40-017-073.0-002.03, 002.07 & 018.00, MUR (Mixed Use – Regional)
6. **COMPREHENSIVE PLAN IMPLEMENTATION UPDATE**
7. **ADJOURNMENT**