

**SUMMIT TOWNSHIP PLANNING COMMISSION**  
**Regular Business Meeting**  
**Monday, November 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 Christopher Lynch, Christopher Friday, Christine Matheis, Ron McElderry. Also present were Zoning Administrator Tamara Cass, Zoning Administrative Assistant Debra Jageman, Engineer Matthew Jonas, PE, LEED AP and seven (7) interested members of the public.

**CALL TO ORDER**

Motion by Lynch, seconded by McElderry to approve the October 9, 2023, meeting minutes, as presented.

**APPROVAL OF MINUTES**

Vote: 3/0 Friday and Matheis abstained as they were absent from the last meeting

Mike Sanford, of Sanford Surveying & Engineering, P.C. was present on behalf of the Julie M. Willow Subdivision Plan, Parcel ID No. 40-001-009.0-006.00, MUN (Mixed Use – Neighborhood) District. Sanford explained that the owners are proposing to subdivide the subject parcel (a 16.795-acre parcel) by separating a 2.329-acre portion (Parcel B) and conveying 0.283 acres to be combined with of Parcel ID No. 40-001-009.0-006.01. Sanford stated after this subdivision, the subject parcel will become a 14.183-acre parcel. Will asked why the property is not perpendicular to Edinboro Road. Sanford explained that the owners would like to line up a future driveway with Copperleaf's driveway.

**JULIE M. WILLOW Subdivision Plan**

Motion by McElderry, seconded by Matheis to approve the Julie M. Willow Subdivision Plan, Parcel ID No. 40-001-009.0-006.00, MUN (Mixed Use-Neighborhood) District.  
Vote: 5/0

**APPROVAL RECOMMENDED**

Mike Sanford, of Sanford Surveying & Engineering, P. C. was present on behalf of the Frito-Lay Amended Land Development Plan, 8170 Oliver Road, Parcel ID No. 40-017-073.0-019.03, IP (Industrial Park). Sanford explained that the owners are proposing to construct a 1,650 sq. ft. addition to the existing commercial building and to relocate an existing trash compactor. On September 26, 2023, the Summit Township Zoning Hearing board voted to grant W. W. Builders Limited a variance to the Zoning Ordinance in order to reduce the required 50 ft. rear yard setback to 33 ft. (a variance of 17 ft.) for the addition and to a 12 ft. setback (a 38 ft. variance) for the trash compactor. Sanford asked if the Fire Chief had a chance to look at the plan to make sure emergency vehicles could get around the building. Greenspace will be governed by Article 5 Section 513(B) of the Zoning Ordinance. Sanford requested different that the sidewalks will be installed along Oliver Road. Lynch asked what the purpose of the building addition. Sanford explained that they will use the building for maintenance of the Frito-Lay Trucks and no fuel storage will be on the parcel.

**FRITO-LAY – Amended Land Development Plan**

Motion by Friday, seconded by Lynch to approve the Frito-Lay Amended Land Development Plan, 8170 Oliver Road, Parcel ID No. 40-017-073.0-019.03, IP (Industrial Park), as presented.  
Vote: 5/0

**APPROVAL RECOMMENDED**

Mike Sanford, of Sanford Surveying & Engineering, P. C. was present on behalf of the Delta Sonic Amended Land Development Plan, 6900 Peach Street, Parcel ID No. 40-004-016.0-062.03, MUR (Mixed Use – Regional) District. Sanford explained that the owners are proposing to realign queue lanes for the existing carwash, install a new pay booth, and install a new canopy on the west side of the existing commercial building. Sanford said dumpster enclosures will be relocated from their current position on the northwest side of the parcel to the south side of the carwash building. Sanford stated that sidewalks will be installed along Peach Street and Keystone Drive. Lynch asked if the car wash building will accommodate one car or two cars. Sanford explained that the car wash will still only be one lane.

**DELTA SONIC CARWASH SYSTEMS INC. Amended Land Development Plan**

Motion by Friday, seconded by McElderry to approve the Delta Sonic, Amended Land Development Plan, 6900 Peach Street, Parcel ID No. 40-004-016.0-062.03, MUR (Mixed Use – Regional) District, as presented.

Vote: 5/0

**APPROVAL**  
**RECOMMENDED**

Mike Sanford, of Sanford Surveying & Engineering, P.C. was present on behalf Delta Sonic Carwash Systems Inc. Alternate Greenspace Plan, Parcel ID No. 40-004-016.0-062.03 MUR (Mixed Use – Regional) District. Sanford explained this is an alternate greenspace plan because the existing greenspace will be utilized.

**DELTA SONIC**  
**CARWASH SYSTEMS**  
**INC. – Alternate**  
**Greenspace Plan**

Motion by Lynch, seconded by Matheis, to approve the Delta Sonic Carwash Systems Inc. Alternate Greenspace Plan, Parcel ID No. 40-004-016.0-062.03, MUR (Mixed Use-Regional) District, as presented.

Vote: 5/0

**APPROVED**

Kim Russell, of CT Consultants was present on behalf of the New Realty, LP Phase 3 Amended Land Development Plan, 8670 Peach Street, Parcel ID No. 40-016-072.0-038.01, CC (Commercial – Corridor). Kim stated that the owners are proposing to add 35,600 sq. ft. of impervious parking spaces (147 new spaces) on the northwest side of the parcel. Kim explained that the owners are also proposing to remove the existing southern stormwater pond, enlarge the existing northern stormwater pond and relocate the existing unnamed tributary to Walnut Creek.

**NEW REALTY LP –**  
**PHASE 3 – Amended**  
**Land Development Plan**

Motion by Friday, seconded by Matheis to Table the New Realty, LP Phase 3 Amended Land Development Plan, 8670 Peach Street, Parcel ID No. 40-00016-072.0-038.01, CC (Commercial-Corridor) until we have inspected New Realty, LP to see if they have followed the Ordinance requirements regarding lighting.

Vote: 5/0

**TABLED**

Kim Russell, of CT Consultants was present on behalf of the New Realty, LP Phase 3 Amended Land Development Plan, 8670 Peach Street, Parcel ID No. 40-016-072.0-038.01, CC (Commercial-Corridor). Will suggested that we hold off until we inspected the New Realty, LP site.

**NEW REALTY LP –**  
**PHASE3 – Alternate**  
**Greenspace Plan**

Motion by McElderry, seconded by Lynch to Table New Realty LP Phase 3 Alternate Greenspace Plan, 8670 Peach Street, Parcel ID No. 40-016-072.0-038.01 until we have inspected New Realty, LP Phase 2 to see if they have followed the Ordinance requirements regarding lighting.

Vote: 5/0

**TABLED**

Kevin Farr of David Laird & Associates, was present on behalf of Sharp Real Estate, LLC Subdivision Plan, 2107 Hershey Road, Parcel ID No. 40-004-016.0-063.00, MUR (Mixed Use-Neighborhood). Farr explained that the owners are proposing to subdivide the subject parcel (a 4.54-acre parcel) by separating a 2.05-acre portion (Parcel B-2) which includes a warehouse building, driveway and parking. Farr stated after this subdivision, the subject parcel will become a 2.49-acre parcel.

**SHARP REAL ESTATE**  
**LLC – Subdivision Plan**

Motion by Lynch, seconded by Matheis to approve the Sharp Real Estate, LLC Subdivision Plan, 2107 Hershey Road, Parcel ID No. 40-004-016.0-063.00, MUR (Mixed Use-Neighborhood), conditioned upon all parking requirements are included on the plan.

Vote: 5/0

**APPROVAL**  
**RECOMMENDED**

Jonas was present on behalf of the Airport Ordinance Overlay Ordinance Review. Jonas explained the Zoning Office fixed the changes that the Planning Commission had recommended. One comment included a typo in Section 8 (2) change Section 9 to 11, the other comment was regarding the color shading of the Appendix Map showing the imaginary surfaces.

**DRAFT AIRPORT  
OVERLAY ORDINANCE  
REVIEW**

Motion by McElderry, seconded by Lynch to approve the Airport Overlay Ordinance Draft as presented.  
Vote: 3/0

**RECOMMEND  
APPROVAL**

Jonas was present on behalf of the Comprehensive Plan Implementation Update. Jonas explained that he is applying for two grants for the Township. One grant application is for Downs Drive road improvements to include reconfiguring the roadway. The second grant application is for Old Zuck Road to replace the culvert, build sidewalks and road improvements.

**COMPREHENSIVE  
PLAN  
IMPLEMENTATON  
UPDATE**

Motion by Friday, seconded by Matheis, to adjourn the meeting at 7:05 PM.  
Vote: 5/0

**ADJOURNMENT**

Respectfully submitted,



Tamara L. Cass  
Zoning Administrator