

SUMMIT TOWNSHIP PLANNING COMMISSION
Regular Business Meeting
Monday, December 11, 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, Christine Matheis, Ron McElderry. Also present were Zoning Administrator Tamara Cass, Zoning Administrative Assistant Debra Jageman, Engineer Matthew Jonas, PE, LEED AP and three (3) interested members of the public.

CALL TO ORDER

Motion by Matheis, seconded by Lynch to approve the November 13, 2023, meeting minutes, as presented.
Vote: 4/0

APPROVAL OF MINUTES

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. Russell explained that the owners are also proposing to remove the existing stormwater pond, enlarge the existing northern stormwater pond and relocate the existing unnamed tributary to Walnut Creek. Will asked if there has been any discussion about the lights on the property. Russell explained that lights meet the requirements of the Ordinance. Matheis asked Russell if she had had chance to drive on Dorn Road and look at the distraction of the lights from New Motors. Russell explained that she does not drive on that road. Lynch stated that the lights are a hazard glare to the drivers. Russell asked if there have been any accidents. Lynch replied not that he is aware of. McElderry suggested that the Planning Commission could visit the property at night and take a look at the lights together with the owner of the property. Cass suggested that she could set up the meeting this week with the owner of the property and the Planning Commission Chair. McElderry asked if the lights were in accordance with the Zoning Ordinance. Jonas explained that the Zoning Ordinance is objective when it comes to the section that explains the lighting requirements, but there is a subjective sentence regarding glare onto properties and roads.

NEW REALTY LP –
PHASE 3 – Amended
Land Development Plan

Motion by McElderry, seconded by Matheis to approve 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), with a condition to schedule a separate offsite meeting with the owners of New Motors to discuss lighting at their car dealership.
Vote: 4/0

APPROVAL
RECOMMENDED

Kim Russell, of CT Consultants, was present on behalf of the New Realty, LP Phase 3 Alternate Greenspace Plan, 8670 Peach Street, Parcel ID No. 40-016-072.0-038.01, CC (Commercial-Corridor). Kim explained that the plan is an alternate because the owners are utilizing the existing greenspace located around the perimeter of the parcel. Kim stated that there are 93 new interior parking spaces and that a total of 3,078 sq. ft. of greenspace will be added by utilizing 10 landscape islands.

NEW REALTY LP –
PHASE 3 – Alternate
Greenspace Plan

Summit Township Planning Commission
Regular Scheduled Meeting
December 11, 2023

Motion by Matheis, seconded by Lynch to approve New Realty, LP Phase 3 Alternate Greenspace Plan 8670 Peach Street, Parcel ID No. 40-016-072.0-038.01, CC (Commercial- Corridor), as presented.
Vote: 4/0

APPROVED

Matt Baldwin, of Baldwin Gardens Inc., was present on behalf of 7541 Peach Street, Land Development Plan, 7541 Peach Street, Parcel ID Nos. 40-005-019.0-070.04 & 40-005-019.0.072.00, MUR (Mixed Use – Regional). Baldwin explained that they are proposing to consolidate the existing parcels and construct a 1,786 sq. ft. commercial building with associated parking and driving lanes in order to establish an oil change facility. Sidewalks will be constructed along Downs Drive and Commons Drive. Will asked about the dumpster location and will it have a fence. Baldwin said it will be enclosed but a fence is not required.

7541 PEACH STREET –
Land Development Plan

Motion by Lynch, seconded by Matheis to approve 7541 Peach Street, Land Development Plan, 7541 Peach Street, Parcel ID Nos. 40-005-019.0-070.04 & 40-005-019.0.072.00, MUR (Mixed Use – Regional), as presented.
Vote: 4/0

APPROVAL
RECOMMENDED

Matt Baldwin, of Baldwin Gardens Inc., was present on behalf of 7541 Peach Street, Alternate Greenspace Plan, 7541 Peach Street, Parcel ID Nos. 40-005-019.0-070.04 & 40-005-019.0.072.00, MUR (Mixed Use – Regional). Baldwin explained that this is an alternate greenspace plan because the owners will utilize existing grass areas surrounding the parcel. The owners will also install the required 5' planting strip along the entire perimeter including various bushes and plants.

7541 PEACH STREET –
Alternate Greenspace Plan

Motion by McElderry, seconded by Matheis to approve the 7541 Peach Street, Alternate Greenspace Plan, 7541 Peach Street, Parcel ID Nos. 40-005-019.0-070.04 & 40-005-019.0.072.00, MUR (Mixed Use – Regional), as presented.
Vote: 4/0

APPROVED

Jonas was present on behalf of the Comprehensive Plan Implementation Update. Jonas said he submitted a grant for the Zuck Road Improvement Project. He stated that they also submitted a grant for the Downs Drive Improvement Project.

COMPREHENSIVE PLAN
IMPLEMENTATION
UPDATE

Motion by Matheis, seconded by McElderry to adjourn the meeting at 6:37pm.
Vote: 4/0

ADJOURNMENT



Tamara L. Cass
Zoning Administrator