

**SUMMIT TOWNSHIP ZONING HEARING BOARD**  
**Reorganization/Regular Business Meeting**  
**Tuesday, January 23, 2024**

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 were Member Chuck Knight, Alternate Voting Member Joe Welch, Board Solicitor Edward Betza, Zoning Administrator Tamara Cass, Zoning Administrative Assistant Debra Jageman, Stenographer and seven (7) interested persons.

ROLL CALL

Motion by Knight, seconded by Stewart to reappoint Duane Hudak as the Chairman, to reappoint Robert Stewart as the Vice-Chairman, reappoint Chuck Knight as the Secretary and to reappoint Joe Welch as the Alternate Voting Member of the Zoning Hearing Board for 2024.

2024 BOARD  
APPOINTMENTS

Vote: 3/0

Motion by Knight, seconded by Welch to retain Elderkin Law Firm as the Solicitor of the Zoning Hearing Board for 2024

2024 SOLICITOR  
APPOINTMENT

Vote: 3/0

Motion by Chuck Knight, seconded by Joe Welch to approve the November 28, 2023, meeting minutes as presented.

APPROVAL OF MINUTES

Vote: 3/0

Those offering testimony were sworn in by Bob Stewart

AFFIRMATION

Following discussion, as taken in transcript by Stenographer Olivia Mailliard, motion was made Knight, seconded by Welch to grant the Variance request of the Summit Township Zoning Ordinance Section 910 as requested by William and Hillary Fenell (owner) and Justin Cree (Agent), 8186 Perry Highway, Erie, PA, Parcel ID No. 40-010-056.0-020.00, MUR (Mixed Use- Regional) pertaining to Marginal Access Ways.

WILLIAM & HILLARY  
FENELL (OWNER) / JUSTIN  
CREE (AGENT)

Thereby granting the petition to waive the obligation to build a marginal access way along the rear of the subject property, in order to construct a restaurant/bar establishment.

- Variance Request to Section 910 - Marginal Access Ways

Vote: 3/0

GRANTED

Following discussion, as taken in transcript by Stenographer Olivia Mailliard, motion was made by Knight, seconded by Welch to grant the Special Exception Use Request to the Summit Township Zoning Ordinance, Table 311.07 pertaining to a Truck Terminal in the MUR (Mixed Use - Regional) District as request by Durst Properties (Owner) and Mitchell Scott (Agent), Pennbriar Drive, Erie, 16509, Parcel ID No. 40-012-046.0-001.00. Thereby, granting the petition to allow construction of a Truck Terminal in the MUR (Mixed Use- Regional) District.

DURST PROPERTIES  
(OWNER) / MITCHELL  
SCOTT (AGENT)

- Special Exception Use Request - Truck Terminal in the MUR District

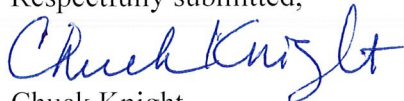
Vote: 3/0

GRANTED

The meeting was adjourned at 6:27 PM

ADJOURNMENT

Respectfully submitted,



Chuck Knight  
Secretary

# SUMMIT TOWNSHIP ZONING HEARING BOARD

Reorganization/Regular Business Meeting

Tuesday, January 23, 2024

Public Study Session 5:30 P.M. | Hearing 6:00 P.M.

## AGENDA

1. CALL TO ORDER
2. 2024 BOARD APPOINTMENTS
3. 2024 SOLICITOR APPOINTMENT
4. APPROVAL OF MINUTES
5. WILLIAM & HILLARY FENELL (OWNER) / JUSTIN CREE (AGENT)  
8186 PERRY HIGHWAY, ERIE, PA 16509  
PARCEL ID NO. 40-010-056.0-020.00, MUR (MIXED USE - REGIONAL)
  - Variance Request to Section 910 - Marginal Access Ways
6. DURST PROPERTIES (OWNER) / MITCHELL SCOTT (AGENT)  
PENNBRIAR DRIVE, ERIE, PA 16509  
PARCEL ID NO. 40-012-046.0-001.00, MUR (MIXED USE - REGIONAL)
  - Special Exception Use Request - Truck Terminal in the MUR District
7. ADJOURNMENT