

SUMMIT TOWNSHIP PLANNING COMMISSION

Regular Business Meeting

Tuesday, April 9, 2024

The Summit Township Planning Commission regular business meeting was called to order by Chairman Timothy Will at 6:00 p.m., followed by a salute to the flag. Present were Board members Christine Matheis, Christopher Friday, Christopher Lynch and Ron McElderry. Also present were Zoning Administrator Tamara Cass, Zoning Administrative Assistant Debra Jageman, Engineer Matthew Jonas, PE, LEED AP and (2) two interested members of the public.

CALL TO ORDER

Motion by Lynch, seconded by McElderry to approve the March 11, 2024, meeting minutes, as presented.

Vote: 4/1

APPROVAL OF MINUTES

None.

CORRESPONDENCE

Justin Cree, of CT Consultants was present on behalf of William & Hillary Fennell/Fore Seasons Indoor Golf, LLC, Land Development Plan, 8186 Perry Highway, Parcel ID No. 40-010-056.0-020.00, MUR (Mixed Use -Regional). Cree explained that the owners are proposing to construct a 10,637 sq. ft. commercial building on 1.29 acres with associated parking/greenspace/sidewalks to establish a restaurant with indoor golf simulator (“Fore Seasons Indoor Golf”). Cree stated that the owners were granted a variance from the Summit Township Zoning Hearing Board on January 23, 2024, to waive the Marginal Access requirement along the rear of the subject property connecting to the existing Dollar General.

WILLIAM & HILLARY FENELL / FORE SEASONS INDOOR GOLF, LLC- Land Development Plan

Motion by McElderry, seconded by Lynch to recommend approval on the William & Hillary Fennell/Fore Seasons Indoor Golf, LLC, Land Development Plan, 8186 Perry Highway, Parcel ID No. 40-010-056.0-020.00, MUR (Mixed Use -Regional), conditioned upon addressing Engineer Jonas’s comments.

Vote: 5/0

APPROVAL RECOMMENDED

Matt Jonas, of Summit Township was present on behalf of the Abigail Marie & Tyler John Abatta Subdivision Plan, 8385 Oliver Rd, Parcel ID No. 40-016-072.0-046.00, RMD (Residential- Medium Density). Jonas explained that the owners are proposing to split the property into two separate parcels. Parcel A will become a 20.02-acre parcel and Parcel B will become a 38.74-acre parcel after the subdivision. Jonas stated that the owners have been working with Bill Steff regarding the sewer planning. McElderry asked if the owners are responsible for wetland delineation. Jonas explained the owners are responsible for the wetland delineation.

ABIGAIL MARIE & TYLER JOHN ABATTA – Subdivision Plan

Motion by Lynch, seconded by Friday to recommend approval of the Abigail Marie & Tyler John Abatta Subdivision Plan, 8385 Oliver Rd, Parcel ID No. 40-016-072.0-046.00, RMD (Residential- Medium Density), as presented.

Vote: 5/0

APPROVAL RECOMMENDED

Matt Jonas was present on behalf of the Comprehensive Plan Implementation. Jonas stated that he is currently working on a grant for playground improvements at Picnicana. He mentioned that he has heard from DCED and they indicated that they may not make a decision on the grants until Fall.

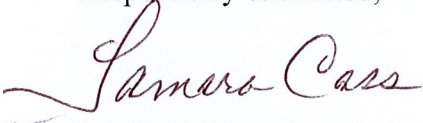
COMPREHENSIVE
PLAN
IMPLEMENTATION
UPDATE

Friday brought up a concern regarding decisions that are being made at the Township and the public is not aware of the decisions. McElderry suggested writing a letter to the supervisors with recommendations on how to notify the residents, beyond the State requirements regarding decisions which may directly impact the residents. The intent is to get the community more involved. McElderry would like more discussion to expand community awareness at the next meeting and to add an agenda item to the Planning Commission agenda "New Business".

ADJOURNMENT

Motion by Friday, seconded by McElderry to adjourn the meeting at 6:41 pm.
Vote: 4/0

Respectfully submitted,

A handwritten signature in cursive script that reads "Tamara L. Cass". The signature is written in dark ink and is positioned above the printed name and title.

Tamara L. Cass
Zoning Administrator