

**SUMMIT TOWNSHIP
ZONING HEARING BOARD
AGENDA**

TUESDAY, JUNE 25, 2024
PUBLIC STUDY SESSION 5:30 P.M.
PUBLIC MEETING 6:00 P.M.

1. CALL TO ORDER

2. APPROVAL OF MINUTES

3/26/2024

3. RAD SOLAR (APPLICANT) | ERIE SPORTS INVESTMENTS LLC (OWNER)

8161 OLIVER ROAD, ERIE, PA 16509

40-016-072.0-003.00 003.04 003.05 | MUR (MIXED USE - REGIONAL)

• **Variance Requests - Table 313.01 Maximum Height and Minimum Required Setbacks in the MUR District**

The applicant has petitioned the board for variances to Table 313.01 of the Zoning Ordinance regarding minimum required setbacks and maximum height in the MUR (Mixed Use – Regional) District. The applicant is proposing to construct a solar canopy which will encroach upon the side, front and rear setbacks on the following parcels:

- 40-016-072.0-003.00 - Required Side & Rear Setbacks of 10 feet
Variance of 10 feet Requested
- 40-016-072.0-003.05 – Required Side & Rear Setbacks 10 feet
Variance of 10 feet Requested
- 40-016-072.0-003.04 – Required Side Setback of 10 feet & Front Setback of 50 feet
Variance of 10 feet and 50 feet Requested

If granted, the result would be a 0 foot setback for each request.

The applicant is also seeking a variance to increase the maximum height of a structure from 45 feet to 95 feet resulting in a variance of 50 feet.

4. OWL SERVICES (APPLICANT) | PILOT TRAVEL CENTERS LLC (OWNER)

8035 PERRY HIGHWAY, ERIE, PA 16509

40-012-053.0-036.00 | MUR (MIXED USE - REGIONAL)

• **Variance Request to Table 313.01(A) - Front Yard Setbacks on Route 97**

The applicant has petitioned the board for a variance to Table 313.01(A) of the Zoning Ordinance regarding front yard setbacks on Route 97. The applicant is proposing to construct EV Charging Stations within the 125 foot setback from the centerline of Route 97. The total length of the project along Route 97 is 90 feet with varying distances to the centerline of Route 97. If granted, the setback will be reduced from 125 feet to 71 feet on the south end of the project and 78 feet on the north end of the project, resulting in a variance of 54 feet on the south to 47 feet on the north.

5. ADJOURNMENT

NEXT ZONING HEARING BOARD MEETING: JULY 23, 2024