

**SUMMIT TOWNSHIP ZONING HEARING BOARD**  
**Regular Business Meeting**  
**Tuesday, June 25, 2024**

The Summit Township Zoning Hearing Board Regular Business Meeting, as advertised, was called to order by Chairman Duane Hudak at 6:00 p.m. Also present at the meeting were Member Chuck Knight, and Robert Stewart, Board Solicitor David Rhodes, Zoning Administrator Tamara Cass, Zoning Administrative Assistant Debra Jageman, Stenographer Ben Marrow and one (2) interested person.

ROLL CALL

Motion by Chuck Knight, seconded by Robert Stewart to approve the March 26, 2024, meeting minutes as presented.

APPROVAL OF MINUTES

Vote: 3/0

Those offering testimony were sworn in by Duane Hudak.

AFFIRMATION

Following discussion, as taken in transcript by Stenographer Ben Marrow, the following Variance requests of the Summit Township Zoning Ordinance were presented: Table 313.01 pertaining to the minimum required Rear and Side Yard setbacks and the maximum height restrictions in the (Mixed Use - Regional District) as requested by Rad Solar (Applicant)/ Erie Sports Investments, LLC, 8161 Oliver Road, Erie, PA Parcel ID Nos 40-016-072.0-003.00, 003.04, & 003.00.

RAD/ ERIE SPORTS INVESTMENTS, LLC

Thereby, denying the variance request to Table 313.01 to reduce the minimum required Side and Rear Yard Setbacks in order to construct a solar canopy.

Thereby, denying the variance request to Table 313.01 to reduce the maximum required height of a structure from 45 ft. to 95 ft. in order to construct a solar panel canopy.

Vote: 3/0 Motion Passed

- VARIANCE REQUEST TO TABLE 313.01
- Side and Rear Yard Setbacks
- DENIED
- VARIANCE REQUEST TO TABLE 313.01
- Maximum Height
- DENIED

Following discussion, as taken in transcript by Stenographer Ben Marrow, the following Variance request of the Summit Township Zoning Ordinance were presented: Table 313.01 (A), pertaining to the minimum required front yard setbacks on Route 97, as requested by Owl Services (Applicant)/ Pilot Travel Center 8035 Perry Highway, Erie, PA, Parcel ID No. 40-012-053.0-036.00, MUR (Mixed Use Regional).

OWL SERVICES/ PILOT TRAVEL CENTER

Thereby, granting the variance request to Table 313.01 (A) to reduce the required minimum 125 ft to 71 ft. on the south end and 78 ft on the north end of the project resulting in a variance of 54 ft on the south to 47 ft. on the north to allow construction of EV Charging Stations within the setback.

Vote: 3/0 Motion Passed

- VARIANCE REQUEST TO TABLE 313.01 (A)
- Front Yard Setbacks
- GRANTED

The meeting was adjourned at 6:31pm

ADJOURNMENT

Respectfully submitted,

Chuck Knight  
Secretary