

**SUMMIT TOWNSHIP PLANNING COMMISSION**  
**Regular Business Meeting**  
**Monday June 10, 2024**

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 Christine Matheis, Christopher Lynch and Ron McElderry. Also present were Zoning Administrator Tamara Cass, Zoning Administrative Assistant Debra Jageman and four (4) interested members of the public.

CALL TO ORDER

Motion by Lynch, seconded by Matheis to approve the April 9, 2024, meeting minutes, as presented.  
Vote: 4/0

APPROVAL OF MINUTES

None.

CORRESPONDENCE

Eve Hanlon was present on behalf of Eve T. Hanlon Subdivision Plan Jackson Station Rd | 40-022-094.0-005.00 | RR (Resources – Rural)  
Hanlon explained that the subdivision plan for this property was approved by the Planning Commission on February 12, 2024, however it was denied DEP approval. The owners are now proposing to subdivide a 5.94 acres (Lot 1) parcel from the subject 39 acres parcel. After the subdivision, the subject parcel will become a 33.06 acres parcel. Lot 1 will be served by a septic system and water well while the subject parcel will be dedicated for agricultural use.

EVE T. HANLON  
Subdivision Plan

Motion by McElderry, seconded by Matheis to recommend approval on the Eve T. Hanlon Subdivision Plan Jackson Station Rd | 40-022-094.0-005.00 | RR (Resources – Rural), as presented  
Vote: 4/0

APPROVAL RECOMMENDED

Tammy Cass, of Summit Township was present on behalf of the Flagship Holdings, LLC Subdivision Plan, 8107 Perry Highway | 40-012-053.0-026.00 | MUR (Mixed Use – Regional).  
Cass Stated that the owners are proposing to subdivide a 14,670 sq. ft. portion of Parcel ID No. 40-012-053.0-025.05 (a 4.33 acres parcel) that will become an integral part of the subject parcel. After the subdivision, Parcel ID No. 40-012-053.0-025.05 will become a 3.996 acres parcel, and the subject parcel will become a 5.098 acres parcel.

FLAGSHIP HOLDINGS, LLC  
Subdivision Plan

Motion by Lynch, seconded by Matheis to recommend approval of the Flagship Holdings, LLC Subdivision Plan, 8107 Perry Highway | 40-012-053.0-026.00 | MUR (Mixed Use – Regional), As Presented.  
Vote: 4/0

APPROVAL RECOMMENDED

Cass had no action items at this time.

COMPREHENSIVE PLAN IMPLEMENTATION UPDATE

SUMMIT TOWNSHIP PLANNING COMMISSION  
REGULAR BUSINESS MEETING  
JUNE 10, 2024

OTHER BUSINESS

Mr. McElderry discussed the zoning impact of following House Bills, HB 2045 and HB 1976 and his concerns with the bills. McElderry explained that he picked this Township to build a house in 2013 but the primary reason for selecting this lot was the low population density of the neighborhood. He stated that his investment is best protected by keeping the population density in line with current local Zoning Ordinance. He stated that the HB 2045 is an overreach of authority on the part of the state government with numerous negative impacts. He noted that he HB 2045 would require that duplex, triplex and quadplex housing to be a permitted use in areas zoned for single family housing in municipalities with populations over 5,000, in which Summit Township qualifies. McElderry stated that Merski is opposing the bill and he would like to get others on board.

McElderry noted that HB 1976 would require that multi-family housing be a permitted use in areas zoned for commercial in municipalities with populations over 5,000. He stated that he does not agree with this bill and is problematic as the suburban commercial development was never intended to adequately provide the physical and safety aspects of multifamily living spaces. McElderry stated that he looked at many Zoning Ordinances and felt that it is wrong that the state mandates these bills.

McElderry discussed how we could better notify the residents of critical issues, such as using an app, or digital signs.

Eve Hanlon, a resident of the township suggested the app as it works well at her church.

PUBLIC COMMENT

Motion by Lynch, seconded by Matheis to adjourn the meeting at 6:45 pm.  
Vote: 4/0

ADJOURNMENT

Respectfully submitted,

Tamara L. Cass  
Zoning Administrator