

**SUMMIT TOWNSHIP ZONING HEARING BOARD**  
**Reorganization/Regular Business Meeting**  
**Tuesday, January 28, 2025**

The Summit Township Zoning Hearing Board Regular Business Meeting, as advertised, was called to order by Vice-Chairman Robert Stewart at 5:30 p.m. Also present at the meeting were Member Chuck Knight, Alternate Voting Member Joe Welch (via Phone), Board Solicitor Edward Betza, Zoning Administrator Tamara Cass, Zoning Administrative Assistant Debra Jageman, Stenographer Benjamin Morrow and nine (9) interested persons which include 5 attended on Teams.

ROLL CALL

Motion by Knight, seconded by Welch 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 2025.

2025  
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 2025

2025 SOLICITOR  
APPOINTMENT

Vote: 3/0

Motion by Chuck Knight, seconded by Joe Welch to approve the November 26, 2024, 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 Benjamin Morrow, motion was made Knight, seconded by Stewart to grant the variance request of the Summit Township Zoning Ordinance Section 903B as requested by Duff Real Estate LLC, Erie, PA, Parcel ID No. 40-012-053.0-025.04 pertaining to the minimum required parking spaces for Automobile Service Use in the MUR (Mixed Use -Regional) District.

**Case No 20250008**  
**DUFF REAL ESTATE LLC**  
**(OWNER) KIMMLEY-**  
**HORN & ASSOCIATES INC**  
**(AGENT)**

Thereby granting the petition to reduce the number of required parking spaces from 33 to 10, resulting in a variance of 23 parking spaces in order to construct a proposed Southern Tire Mart.

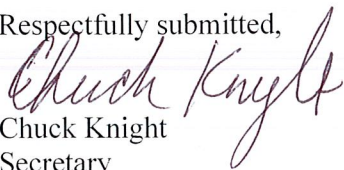
- Variance Request to Article 9 Section 903B- Pertaining to Minimum Required Parking Spaces for an Automobile Service Use in the MUR District

Vote: 3/0

**GRANTED**  
ADJOURNMENT

The meeting was adjourned at 6:00 PM

Respectfully submitted,

  
Chuck Knight  
Secretary