

SUMMIT TOWNSHIP ZONING HEARING BOARD AGENDA

TUESDAY, FEBRUARY 25, 2025

PUBLIC STUDY SESSION 5:00 P.M.

PUBLIC MEETING 5:30 P.M.

MUNICIPAL BUILDING | 1230 TOWNHALL ROAD W | ERIE, PA 16509

1. CALL TO ORDER

2. APPROVAL OF MINUTES

1/28/2025

3. CORRESPONDENCE

4. CASE NO. 20250009

LUCKY LUCKY LLC (OWNER) / MICHAEL SANFORD PE, PLS (AGENT)

EDINBORO ROAD, ERIE, PA 16509 | 40-001-009.0-006.03 | MUN (MIXED USE - NEIGHBORHOOD)

Variance Requests to Table 311.06 (C.1) Required Landscaping & (E.1) Off Street Parking | Table 313.01 (A) Front Yard Setback | Section 805(B) Sign Setbacks

Developers are proposing to construct a gasoline service station with associated parking and landscaping on the subject parcel. Due to the unique shape of the parcel, which is also subject to front yard setbacks on two collector streets, they have petitioned the board for the following variances to the Zoning Ordinance:

- Table 311.06 (C.1) – Landscaping is proposed which exceeds the overall 30% landscaped area requirement. The proposed perimeter landscape is 50% (25% is required) however the proposed internal landscape is 2% (5% is required). A variance is requested to reduce the required internal landscape from 5% to 2% resulting in a 3% variance which shall instead be provided on-site as perimeter landscape.
- Table 311.06 (E.1) – Off-street parking to the front of the development shall not exceed 10% of the required spaces. Due to the parcel being subject to two front yard setbacks on collector streets, a variance is requested to allow more than 10% of the required spaces to be located to the front of the development.
- Table 313.01 (A) - The project proposes accessory EV charging stations to be located along the Hershey Road side of the development within the front yard setback. A variance is requested to reduce the front yard setback from the required 100 feet from the centerline of Hershey Road to 50 feet resulting in a 50-foot variance.
- Section 805 (B) - The project proposes its pole sign to be located along the Edinboro Road side of the development. Per the ordinance, a sign exceeding 48 square feet is required to be located behind the setback line. A variance is requested to reduce the required minimum front yard setback of 125 feet from the centerline of Edinboro Road to 45 feet resulting in an 80-foot variance.

5. CASE NO. 20250011

JOHN R & NANCY M LACEY (OWNER) / GERY NIETUPSKI, ESQ (AGENT)

8251 OLIVER RD, ERIE, PA 16509 | 40-016-072.0-001.00 | IND (INDUSTRIAL)

Appeal to Notice of Violation to Table 311.10 Pertaining to Permitted Principal Uses in the Industrial District

The appeal asserts that the Code Enforcement Officer erred in finding the following violation to Summit Township Zoning Ordinance 2021-02, Table 311.10 IND (Industrial) Permitted Principal Use:

- Observation and evidence have shown wrecked motor vehicles being towed to and stored on the subject parcel which is defined in the ordinance as an Automobile Impound Lot. This use is not permitted in the IND (Industrial) zoning district which is the designated zoning district of the subject parcel. Therefore, the owners are not permitted to operate an unauthorized Automobile Impound Lot and are in violation of Table 311.10 and must immediately cease impounding and storing new vehicles and remove all vehicles that are not registered to the property owner or tenants.

6. ADJOURNMENT