

SUMMIT TOWNSHIP
PLANNING COMMISSION AGENDA
REORGANIZATIONAL/REGULAR BUSINESS MEETING

MONDAY, APRIL 14, 2025
PUBLIC STUDY SESSION 6:15 P.M. | PUBLIC MEETING 6:30 P.M.
MUNICIPAL BUILDING | 1230 TOWNHALL ROAD W | ERIE, PA 16509

1. **CALL TO ORDER**

2. **2025 BOARD APPOINTMENTS**

3. **APPROVAL OF ANNUAL WRITTEN REPORT**

4. **APPROVAL OF MINUTES**

11/12/2024

5. **CORRESPONDENCE**

6. **OLD DOMINION FREIGHT LINE ERIE PENNBRIAR - LAND DEVELOPMENT PLAN**

7530 FOOTMILL ROAD, ERIE, PA 16509 | 40-012-046.0-001.00 | MUR (MIXED USE - REGIONAL)

The developers are proposing to construct a +/-21,685 sq. ft. trucking terminal including administrative offices, 43 door cross-dock, landscaping and associated parking. A Special Exception Use was granted by the Zoning Hearing Board on 1/23/24 for a Truck Terminal in the MUR (Mixed Use - Regional) District. The Truck Terminal landscaping must meet Industrial Park (IP) requirements (per Section 401.13 of the Zoning Ordinance), therefore a greenspace plan will not be reviewed.

7. **NISSAN CERTIFIED PRE-OWNED CENTER - LAND DEVELOPMENT PLAN**

8931 PEACH STREET, WATERFORD, PA 16441 | 40-021-101.0-001.00 | CC (COMMERCIAL - CORRIDOR)

The developers are proposing to construct a 4500 sq. ft. commercial office building with associated parking (including inventory parking), greenspace, and stormwater management for the purpose of selling pre-owned vehicles.

8. **NISSAN CERTIFIED PRE-OWNED CENTER - ALT GREENSPACE PLAN**

8931 PEACH STREET, WATERFORD, PA 16441 | 40-021-101.0-001.00 | CC (COMMERCIAL - CORRIDOR)

This is an alternate greenspace plan because the developer proposes to utilize the existing vegetated/wooded area to the north. Also proposed is 1,895 sq. ft. of parking landscape area and 9 interior landscape trees.

9. **COUNTRY FAIR STORE #98 - AMENDED LDP**

7650 OLD PERRY HWY, ERIE, PA 16509 | 40-012-027-007.00 | MUR (MIXED USE - REGIONAL)

The developers are proposing to construct a 1,056 sq. ft. diesel canopy, a 384 sq. ft. dumpster enclosure and additional parking spaces surrounding the existing gasoline service station.

10. **COUNTRY FAIR STORE #98 - ALT GREENSPACE PLAN**

7650 OLD PERRY HWY, ERIE, PA 16509 | 40-012-027-007.00 | MUR (MIXED USE - REGIONAL)

This is an alternate greenspace plan because the developer proposes to utilize the 2,300 sq. ft. of existing vegetated areas which exceeds the minimum requirements while also adding landscaped areas throughout the development.

11. **SPEED CHECK - LAND DEVELOPMENT PLAN**

7335 EDINBORO ROAD, ERIE, PA 16509 | 40-001-009.0-006.03 | MUN (MIXED USE - NEIGHBORHOOD)

The developers are proposing to construct a 6,800 sq. ft. gasoline service station and a 1,200 sq. ft. drive through restaurant with associated parking, greenspace and stormwater management. Four variance requests were granted by the Zoning Hearing Board on February 25, 2025, regarding required minimum internal landscaping requirements, off-street parking spaces, and front yard setback requirements for a sign and off a collector street.

12. **SPEED CHECK - GREENSPACE PLAN**

7335 EDINBORO ROAD, ERIE, PA 16509 | 40-001-009.0-006.03 | MUN (MIXED USE - NEIGHBORHOOD)

This greenspace plan proposes 273 sq. ft. of densely planted mixed hardwood and evergreen trees around the perimeter of the development. A variance request was granted by the Zoning Hearing Board on February 25, 2025, regarding reduction of the minimum required interior landscaping.

13. **CONSISTENCY REVIEW LETTER - WHITE BIRCH LANE SEWER LINE**

Authorization to Sign

14. **CONSISTENCY REVIEW LETTER - GARTNER & HARF PUMP STATION**

Authorization to Sign

15. **COMPREHENSIVE PLAN IMPLEMENTATION UPDATE/ORDINANCE AMENDMENT RECOMMENDATIONS**

16. **OTHER BUSINESS**

17. **PUBLIC COMMENT**

18. **ADJOURNMENT**