

SUMMIT TOWNSHIP PLANNING COMMISSION
Regular Business Meeting
Tuesday November 12, 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 Christopher Lynch, Christopher Friday and Ron McElderry. Also present were Zoning Administrator Tamara Cass, Zoning Administrative Assistant Debra Jageman and six (6) interested members of the public.

CALL TO ORDER

Motion by Lynch, seconded by Friday to approve the June 10, 2024, meeting minutes, as presented.

APPROVAL OF
MINUTES

Vote: 4/0

None.

CORRESPONDENCE

Chris Ransom was present on behalf of the Leon & Elda Wasielewski Replot/Subdivision Plan 8740 Hamot Road | 40-016-072.0-100.00 | RMD (Residential Medium Density). Ransom explained that the owners are proposing to convey 0.04 acres to Parcel ID No. 40-032-082.0-004.00. After the subdivision, Parcel A will become a 0.77 acres parcel and Lot 4 will become a 0.42 acres parcel.

LEON F & ELDA
WASIELEWSKI -
Replot/Subdivision Plan

Motion by McElderry, seconded by Friday, to recommend approval of the Leon & Elda Wasielewski Replot/Subdivision Plan 8740 Hamot Road | 40-016-072.0-100.00 | RMD (Residential Medium Density) District, as presented.

APPROVAL
RECOMMENDED

Vote: 4/0

Mike Sanford of Sanford Surveying & Engineering was present on behalf of Saddlewood Phase 2A Amended Land Development Plan, 40-016-072.0-100.00 | RMD (Residential Medium Density). Sanford explained that this land development plan is intended to supersede the previously recorded land development plan (Map Number 2006-267). Sanford clarified that the proposed changes include relocating Unit 40 to Phase 1, updating the zoning district, revising setback requirements, and removing project setbacks in accordance with a Zoning Hearing Board Variance.

SADDLEWOOD PHASE
2A Amended Land
Development Plan

Motion by Friday, seconded by Lynch to recommend approval of the Saddlewood Phase 2A Amended Land Development Plan, 40-016-072.0-100.00 | RMD (Residential Medium Density), as presented.

APPROVAL
RECOMMENDED

Vote: 4/0

Mike Sanford of Sanford Surveying & Engineering was present on behalf of the Saddlewood Phase 1 Amended Land Development Plan, 40-016-072.0-100.00 | RMD (Residential Medium Density) District. Sanford explained that this amended land development plan is intended to supersede the previously recorded land development plan (Map Numbers 2005-92 and 2005-240). This plan proposes new improvements that include the relocation of Unit 40, updated property zoning district, updated setback requirements and removed project setbacks per a Zoning Hearing Board Variance.

SADDLEWOOD
PHASE 1 - Amended
Land Development Plan

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Motion by Lynch, seconded by Friday to recommend approval of the Saddlewood Phase 1 Amended Land Development Plan, 40-016-072.0-100.00 | RMD (Residential Medium Density) District, as presented.
Vote: 4/0

APPROVAL
RECOMMENDED

Allen Yard of A.R.E.A. Surveying was present on behalf of the Benjamin & Sally Ann Gradler Subdivision Plan, 9395 Peach St. | 40-021-101.0-042.00 | CC (Commercial-Corridor). Yard explained that the owners are proposing to subdivide a 0.737-acre portion from the 2.446-acre parcel, which will include the existing single-family dwelling. The remaining 1.709 acres will be conveyed and added to Parcel ID No. 40-021-102.0-023.00, a 17.277-acre parcel. After the subdivision, the total size of this parcel will increase to 18.986 acres.

BENJAMIN & SALLY
ANN GRADLER -
Subdivision Plan

Motion by Friday, seconded by Lynch to recommend approval of the Benjamin & Sally Ann Gradler Subdivision Plan, 9395 PEACH STREET | 40-021-101.0-042.00 | CC (Commercial Corridor), as presented.
Vote: 4/0

APPROVAL
RECOMMENDED

Shad Sandell of CT Consultants was present on behalf of the R & S Clark Family Partnership - Subdivision Plan, 8501 Parson Road | 40-015-085.0-048.00 | RLD (Residential Low Density). Sandell explained that the owners are proposing to subdivide a 1.99-acre portion (Parcel "A") from the 53.50-acre subject parcel. After the subdivision, the remaining parcel will be 51.51 acres and will include a 25-foot easement for a water well located to the south of Parcel A.

R & S CLARK
FAMILY
PARTNERSHIP -
Subdivision Plan

Motion by McElderry, seconded by Friday to recommend approval of the R & S Clark Family Partnership - Subdivision Plan, 8501 Parson Road | 40-015-085.0-048.00 | RLD (Residential Low Density), as presented.
Vote: 4/0

APPROVAL
RECOMMENDED

Matt Swanson of LSSE Civil Engineers and Surveying presented the Preliminary Sketch Plan for the Nissan Certified Pre-Owned Center located at 8931 Peach Street (Parcel ID: 40-021-101.0-001.00 | CC - Commercial Corridor). Swanson explained that the owners, J & E Properties, LLC, plan to demolish the existing single-family dwelling and replace it with a new commercial office building, which will include associated parking, retaining walls, guard rails, fencing, stormwater management, and greenspace. The discussion also covered the possibility of adding sidewalks to the area and making amendments to the transportation plan.

NISSAN CERTIFIED
PRE-OWNED
CENTER - Preliminary
Sketch Plan

Jonas, representing the Comp Plan implementation, announced that the Township has been awarded a \$250,000 grant. The funds will be used for the Downs Drive reconstruction project, which will include resurfacing work.

COMPREHENSIVE
PLAN
IMPLEMENTATION
UPDATE/ORDINANCE
AMENDMENT
RECOMMENDATIONS

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Cass presented proposed amendments to Zoning Ordinance 2021-02. The key recommendations included restricting recreational vehicles to lots with a principal structure and allowing parking or storage of such vehicles without adhering to setback requirements. Other proposals included prohibiting off-site advertising signs, except when contractors are actively working on a site, with the Planning Commission agreeing to clarify the language of this provision to avoid ambiguity. Additionally, Cass suggested clarifying the regulations for temporary sign permits to ensure consistency and better compliance with current zoning standards. These changes aimed to address concerns about signage clutter and improve the administration of temporary signage within the community.

The proposal to allow open porches to extend up to 10 feet into the front yard setback sparked discussion among the Planning Commission. This suggestion would modify existing setback rules, potentially making it easier for homeowners to add open porches to the front of their homes. The proposal to allow open porches to extend up to 10 feet into the front yard setback likely raised concerns about maintaining the aesthetic and functional integrity of the neighborhood.

Commissioners were concerned that such extensions could impact traffic sightlines, the overall character of the area, and potentially lead homeowners to enclose the open porches in the future, which could alter the intended design and affect property values or neighborhood dynamics. These factors were part of the broader discussion as the Planning Commission contemplated how to balance flexibility for homeowners with the need to preserve community standards and safety. Cass proposed adding new permitted uses to the Zoning Ordinance, including mining to Tables 311.10 and 311.12, outdoor entertainment and kennels in the Mixed-Use District, kennels in the Commercial Corridor, and event venues in the Rural Residential (RR) and Residential Medium Density (RMD) zones. These new uses would come with supplemental regulations to ensure they are appropriately managed within these areas, addressing potential concerns related to noise, traffic, and environmental impact. The goal was to expand development options while maintaining community standards and managing any impacts of these uses in specific zoning districts.

Additionally, Cass also proposed an amendment to move Section 910 of the Zoning Ordinance, which addresses marginal access (likely referring to access roads or driveways serving multiple properties or developments), into the Subdivision and Land Development Ordinance (SALDO). This change would shift the regulatory framework for marginal access from the zoning rules to the land development process, potentially streamlining development procedures and better aligning access requirements with broader land development planning.

Motion by Lynch, seconded by McElderry to adjourn the meeting at 7:42 pm.
Vote: 4/0

ADJOURNMENT

Respectfully submitted,

Tamara L. Cass
Zoning Administrator