

SUMMIT TOWNSHIP ZONING HEARING BOARD

Regular Business Meeting Tuesday, February 25, 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, Board Solicitor Edward Betza, Zoning Administrator Tamara Cass, Zoning Administrative Assistant Debra Jageman, Stenographer Alyssa McKenery and thirteen (13) interested persons.

Motion by Chuck Knight, seconded by Robert Stewart to approve the January 28, 2025, meeting minutes as presented.

Vote: 2/0

Those offering testimony were sworn in by Bob Stewart.

Following discussion, as taken in transcript by Stenographer Alyssa McKenery, motion was made by Knight seconded by Stewart to grant the variance request of the Summit Township Zoning Ordinance Table 311.06 (C.1) as requested by LUCKY LUCKY, LLC (OWNER) Michael Sanford (Agent), Edinboro Road, Erie, PA Parcel ID No. 40-001-009.0-006.03, MUN (Mixed Use-Neighborhood) to reduce the required internal landscape from 5% to 2%.

Vote: 2/0

Motion was made by Knight and seconded by Stewart to grant the variance request of the Ordinance Table 311.06 (E.1) to allow more than 10% of the required off-street parking spaces to be in the front of the development.

Vote 2/0

Motion was made by Knight and seconded by Stewart to grant the variance request of the Ordinance Table 313.01 (A) to reduce the front yard setback from the required 100 ft from the centerline of Hershey Road to 50 ft resulting in a 50-foot variance with Bollards in order to construct EV charging stations.

Vote:2/0

Motion was made by Knight and seconded by Stewart to grant the variance request of the Ordinance Section 805 (B) to reduce the required minimum front yard setback for a sign from 125 ft from the centerline of Edinboro Road to 45 ft resulting in an 80 ft. variance to allow for the installation of a Pole sign more than 48 sq. ft.

Vote: 2/0

ROLL CALL

APPROVAL OF MINUTES

AFFIRMATION

Case No 20250009

**LUCKY LUCKY, LLC
(OWNER) Michael Sanford
(Agent), Edinboro Road,
Erie, PA Parcel ID No. 40-
001-009.0-006.03, MUN
(Mixed Use-Neighborhood)**

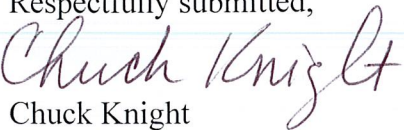
- Variance request to Table 311.06 C.1 of the Zoning Ordinance pertaining to the minimum internal landscape requirements
-GRANTED
- Variance Request to Table 311.06 (E.1) pertaining to maximum percentage of off-street parking spaces allowed to be in the front of the development.
-GRANTED
- Variance request to Table 313.01 (A) of the Zoning Ordinance pertaining to the minimum front yard setback requirement for an accessory structure on a collector road.
- GRANTED
- Variance request to Section 805 (B) of the Zoning Ordinance to reduce the required minimum front yard setback for a pole sign
-GRANTED

Following discussion, as taken in transcript by Stenographer Alyssa McKenery, Cass testified that due to the recent amendments, she would be withdrawing the January 3, 2025, Notice of Violation. The move was made by Knight seconded by Stewart to agree with the Summit Townships withdrawal of the January 3, 2025, Notice of Violation. Appellants request to withdraw their appeal shall be granted and this case will be closed.

Vote: 2/0

The meeting was adjourned at 6:18 PM

Respectfully submitted,


Chuck Knight
Secretary

Case 20250011

**John and Nancy M. Lacey
(Owner), Gery Nietupski,
ESQ (Agent), 8251 Oliver
Road, Erie, PA, Parcel ID
No. 40-016-072.0-001.00**

- Appeal to the Notice of Violation regarding permitted uses in Industrial Zoned District.

-WITHDRAWN

ADJOURNMENT