

SUMMIT TOWNSHIP ZONING HEARING BOARD AGENDA

TUESDAY, MAY 27, 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

2/25/2025

3. CORRESPONDENCE

4. CASE NO. 20250113

PROTECTIVE INDUSTRIES INC (OWNER) / STEPHEN KOPAC (AGENT)

7090 EDINBORO RD, ERIE, PA 16509 | 40-001-008.0-002.00 | MUN (MIXED USE - NEIGHBORHOOD)

Variance Requests to Section 701.05(A) Expansion of a Legal Non-Conforming Use &

Table 311.06(E)(1) Pertaining to Maximum Percentage of Parking Spaces to the Front of a Development

The property owners have petitioned the board for variance requests to the following sections/tables of the Zoning Ordinance:

- Section 701.05(A) – The owners are proposing to construct a +/-81,800 sq. ft. addition to an existing structure devoted to the use of “Manufacturing” in the MUN (Mixed Use – Neighborhood) District. Because this is not a permitted use in the district, the owners are requesting a variance in order to enlarge the legal non-conforming use.
- Table 311.06(E)(1) – The owners are proposing to install 64 new parking spaces which exceed 10% of off-street parking to the front of the development. After the development, 60% of the spaces will be to the front of the development, therefore, the owners are requesting a variance to allow more than 10% of the required spaces to be located to the front of the development.

5. CASE NO. 20250114

DENNIS J & LOIS A DWYER

9671 PEACH STREET, WATERFORD, PA 16441 | 40-025-105.0-034.00 | CC (COMMERCIAL - CORRIDOR)

Variance Request to Table 313.01(A) - Minimum Front Yard Setbacks from the Centerline of Route 19

The property owners have petitioned the board for a variance request to Table 313.01(A) of the Zoning Ordinance regarding required setbacks from the centerline of Route 19. The applicant is proposing to construct a pole sign 35 ft. from the centerline of Route 19; therefore, the agent is requesting a variance of 90 ft. reducing the required minimum setback of 125 ft. to 35 ft.

6. ADJOURNMENT