

**SUMMIT TOWNSHIP PLANNING COMMISSION**  
**Reorganizational/ Regular Business Meeting**  
**Monday, April 14, 2025**

The Summit Township Planning Commission Reorganizational/ 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, Christine Matheis, Christopher Friday and Ron McElderry. Also present were Zoning Administrator Tamara Cass, Engineer Matthew Jonas and seven (7) interested members of the public.

CALL TO ORDER

Motion by McElderry, seconded by Matheis to reappoint Tim Will as Chairman for 2025, to appoint Christopher Lynch as Vice Chairperson for 2025, to reappoint, Tamara Cass as the staff secretary for 2025.

2025 APPOINTMENTS  
CHAIRMAN

Vote: 5/0

Motion by Lynch, seconded by Matheis for approval of the 2025 annual report.

APPROVAL OF WRITTEN  
REPORT

Vote: 5/0

Motion by McElderry, seconded by Friday to approve the November 12, 2024, meeting minutes, as presented.

APPROVAL OF MINUTES

Vote: 5/0

None.

CORRESPONDENCE

Mitchell Scott was present via Teams on behalf of Old Dominion Freight Line Land Development Plan, 7530 Footmill Road, Parcel ID No. 40-012-046.0-001.00, MUR (Mixed Use-Regional). Mitchell explained that 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 January 23, 2024, for a Truck Terminal use.

OLD DOMINION FREIGHT  
LINE ERIE PENNBRIAR -  
LAND DEVELOPMENT  
PLAN

Motion by McElderry, seconded by Lynch, to recommend approval of the Old Dominion Freight Line Land Development Plan, 7530 Footmill Road, Parcel ID No. 40-012-046.0-001.00, MUR (Mixed Use-Regional) as presented.

APPROVAL  
RECOMMENDED

Vote: 5/0

Matt Swanson was present on behalf of the Nissan Certified Pre-Owned Center Land Development Plan, 8931 Peach Street, Parcel ID No. 40-021-101.0-001.00, CC (Commercial -Corridor). Swanson explained the owner is proposing to construct a 4500 sq. ft. commercial office building with associated parking including inventory parking, for the purpose of selling pre-owned vehicles. Will asked about the height of the retaining wall and if there would be any concerns with children climbing the wall. Swanson replied that the wall is 12 ft tall and there is a guide rail. Swanson requested a sidewalk deferral on Townhall Road until the supervisors deem it necessary to install.

NISSAN CERTIFIED PRE-  
OWNED CENTER - LAND  
DEVELOPMENT PLAN

Motion by Lynch, seconded by Matheis to recommend approval of the Nissan Certified Pre-Owned Center Land Development Plan, 8931 Peach Street, Parcel ID No. 40-021-101.0-001.00, CC (Commercial-Corridor), as presented.

APPROVAL  
RECOMMENDED

Vote: 5/0

SUMMIT TOWNSHIP PLANNING COMMISSION  
REGULAR BUSINESS MEETING  
MONDAY APRIL 14, 2025

Matt Swanson was present on behalf of the Nissan Certified Pre-Owned Center Alternate Greenspace Plan, 8931 Peach Street, Parcel ID No. 40-021-101.0-001.00, CC (COMMERCIAL-CORRIDOR). Swanson said this is an alternate greenspace plan because the developer proposes to utilize the existing wooded area to the north along Townhall Road. Also proposed is 1,895 sq. ft. of parking landscape area along with 9 interior landscape trees.

NISSAN CERTIFIED PRE-OWNED CENTER - ALT GREENSPACE PLAN

Motion by McElderry, seconded by Matheis to recommend approval to the Nissan Certified Pre-owned Center Alternate Greenspace Plan, 8931 Peach Street, Parcel Id No. 40-021-101.0-001.00, CC (Commercial-Corridor) with a condition that they amend the Greenspace plan to provide privacy slats in the fencing.  
Vote: 4/1 Christopher Friday Nay

APPROVAL  
RECOMMENDED

Mike Sanford of Sanford Surveying & Engineering was present on behalf of Country Fair Amended Land Development Plan, 7650 Old Perry Highway, Erie, PA 16509, 40-012-027-007.00, MUR (Mixed Use-Regional). Sanford explained that the owners are proposing to construct a 1,056 sq. ft. diesel canopy, a 384 sq. ft. dumpster enclosure and eighteen additional parking spaces surrounding the existing gasoline service station. Sanford confirmed with Jonas that the existing stormwater management plan would not need to be amended.

COUNTRY FAIR STORE #98  
AMENDED LDP

Motion by Lynch, seconded by Friday to recommend approval of the Country Fair Amended Land Development Plan, 7650 Old Perry Highway, Erie, PA 16509, Parcel ID No. 40-012-027-007.00 | MUR (Mixed Use-Regional), as presented.  
Vote: 5/0

APPROVAL  
RECOMMENDED

Mike Sanford of Sanford Surveying & Engineering was present on behalf of Country Fair Alternate Greenspace Plan, 7650 Old Perry Highway, Erie, PA 16509, 40-012-027-007.00, MUR (Mixed Use-Regional). Sanford explained that this is an alternate greenspace plan because the owners are proposing to utilize the 2,300 sq. ft. of existing vegetated areas which exceed the minimum requirements while also adding landscaped areas throughout the development.

COUNTRY FAIR STORE #98  
AMENDED ALTERNATE  
GREENSPACE PLAN

Motion by McElderry, seconded by Matheis to recommend approval of the Country Fair Alternate Greenspace Plan, 7650 Old Perry Highway, Erie, Parcel ID No. 40-012-027.0-007.00, MUR (Mixed Use-Regional) with a condition that they add more shrubs or trees to the east property line, where the existing driveway is to be removed.  
Vote: 5/0

APPROVAL  
RECOMMENDED

SUMMIT TOWNSHIP PLANNING COMMISSION  
REGULAR BUSINESS MEETING  
MONDAY APRIL 14, 2025

Mike Sanford of Sanford Surveying & Engineering was present on behalf of the Speed Check Land Development Plan, 7335 Edinboro Road, Erie, Parcel ID No 40-001-009.0-006.03, MUN (Mixed Use-Neighborhood. Sanford explained that the owners are proposing to construct a 6,800 sq. ft. gasoline service station and a 1,200 sq. ft. drive through restaurant with associated parking. 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. The planning commission requested that the Land Development Plan be tabled until they receive the traffic impact study from the consultant.

SPEED CHECK LAND  
DEVELOPMENT PLAN

Motion by McElderry, seconded by Matheis to table the Speed Check Land Development Plan until they receive further information from the traffic impact study.

TABLED

Vote: 5/0

Motion by McElderry, seconded by Matheis to table the Speed Check Greenspace Plan until they receive further information from the traffic impact study.

SPEED CHECK -  
GREENSPACE PLAN  
TABLED

Vote: 5/0

Motion by Lynch, seconded by Friday to authorize consistency letters for expansion to White Birch Lane and renovate the Gartner and Harf Pump station.

CONSISTENCY REVIEW  
LETTER

Vote: 5/0

Jonas stated that the Township has received a \$400,000.00 grant from the commonwealth Financing Authority to fill sidewalk gaps and provide bus shelters along Peach Street corridor.

COMPREHENSIVE PLAN  
IMPLEMENTATION  
UPDATE/ORDINANCE  
AMENDMENT  
RECOMMENDATIONS

None.

OTHER BUSINESS

None.

PUBLIC COMMENT

Motion by Matheis, seconded by Lynch to adjourn the meeting at 7:38pm.

AJOURNMENT

Respectfully submitted,



Tamara L. Cass  
Zoning Administrator

Please be advised that all meetings are recorded and/or streamed live on our YouTube channel

# SUMMIT TOWNSHIP PLANNING COMMISSION

Monday, April 14, 2025

Public Study Session - 6:15 P.M.

Regular Business Meeting - 6:30 P.M.

	Name	Address	City	State	Zip	Phone #
1	MATTHEW SWANSON L&S	10560 WAINUT ST	AUBION	PA	16401	814-756-4384
2	Jim Kupniewski,	246 E 3rd St	Watertford	PA	16441	814-460-2242
3	Mike Sanford	4721 Atlantic	ETZIE	PA	16506	8335-0022
4	John Barbale	2202 Wampel Ave	ERIE	PA	16503	814-397-2793
5	CINDY McDONALD	2733 HERSHEY RD	ERIE	PA	16509	814 460 4620
6	Michael Mc Donald	2733 Hershey Rd	ERIE	PA	16509	814-460-4809
7	Ed Muldoon	7655 Little Creek Cir	ERIE	PA	16509	602-0980
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						

**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