

# SUMMIT TOWNSHIP PLANNING COMMISSION AGENDA

MONDAY, JUNE 9, 2025

REGULAR BUSINESS MEETING

PUBLIC STUDY SESSION 6:15 P.M. | PUBLIC MEETING 6:30 P.M.

MUNICIPAL BUILDING | 1230 TOWNHALL ROAD W | ERIE, PA 16509

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1. **CALL TO ORDER**

2. **APPROVAL OF MINUTES**

4/14/2025

3. **CORRESPONDENCE**

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

7335 EDINBORO ROAD | 40-001-009.0-006.03 | MUN (MIXED USE - NEIGHBORHOOD)

This plan was tabled at the April 14, 2025 Planning Commission meeting pending the completion of a traffic study. 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.

5. **SPEED CHECK - GREENSPACE PLAN**

7335 EDINBORO ROAD | 40-001-009.0-006.03 | MUN (MIXED USE - NEIGHBORHOOD)

This plan was tabled at the April 14, 2025 Planning Commission meeting pending the completion of a traffic study. 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.

6. **CAPPLUGS ERIE - AMENDED LAND DEVELOPMENT PLAN**

7090 EDINBORO ROAD | 40-001-008.0-002.00 | MUN (MIXED USE - NEIGHBORHOOD)

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, remove 28 parking spaces throughout the development, and install 64 new parking spaces to the front of the development. The owners were granted two variances by the Summit Township Zoning Hearing Board on May 27, 2025, to allow the enlargement of the legal non-conforming use and to allow more than 10% (60% proposed) of the required spaces to be located to the front of the development. Also proposed are new asphalt areas and required stormwater revisions.

7. **CAPPLUGS ERIE - ALTERNATE GREENSPACE PLAN**

7090 EDINBORO ROAD | 40-001-008.0-002.00 | MUN (MIXED USE - NEIGHBORHOOD)

This is an alternate greenspace plan because the owners are proposing to utilize existing greenspace throughout the development. 12 additional trees and shrubs will be planted per this plan.

8. **E. J. CHERNICKY - SUBDIVISION PLAN**

FLOWER ROAD | 40-017-079.0-003.00 | RMD (RESIDENTIAL - MEDIUM DENSITY)

The owner is proposing to subdivide the subject parcel (an 11.007-acres parcel) into three separate parcels. "Lot 1" will become a 2.269-acres parcel and "Lot 2" will become a 1.951-acre parcel. After the subdivision, the subject parcel will become a 6.787-acres parcel.

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

10. **OTHER BUSINESS**

11. **PUBLIC COMMENT**

12. **ADJOURNMENT**