

SUMMIT TOWNSHIP ZONING HEARING BOARD

Regular Business Meeting

Tuesday, May 27, 2025

The Summit Township Zoning Hearing Board Regular Business Meeting, as advertised, was called to order by Chairman Duane Hudak at 5:30 p.m. Also present at the meeting were Member Robert Stewart, Member Chuck Knight, Board Solicitor Edward Betza, Zoning Administrator Tamara Cass, Zoning Administrative Assistant Debra Jageman, Stenographer Ben Morrow and nine (9) interested people.

Motion by Chuck Knight, seconded by Robert Stewart to approve the February 25, 2025, meeting minutes as presented.

Vote: 2/0/1 (Duane abstained)

Those offering testimony were sworn in by Duane Hudak.

Following discussion, as taken in transcript by Stenographer Ben Morrow, motion was made by Knight seconded by Stewart to grant the variance request of the Summit Township Zoning Ordinance Table 701.05 (A) as requested by **Protective Industries, Inc. (owner) Stephen Kopac** (Agent), 7090 Edinboro Road, Erie, PA Parcel ID No. 40-001-008.0-002.00, MUN (Mixed Use-Neighborhood) to allow for the proposed expansion of its legal non-conforming use; and a variance request to Section 311.06(E)(1) to allow 64 of their 154 parking spaces (42 %) to be located in the front of the Subject Property

Motion was made by Knight and seconded by Stewart to grant the variance request of the Ordinance Table 701.05 to allow the expansion of a legal non-conforming use in order to construct an 81,000 sq. ft. addition to the existing commercial building.

Vote 3/0

Motion was made by Knight and seconded by Stewart to grant the variance request of the Ordinance Table 311.06 (E)(1) pertaining to the maximum percentage of parking permitted in the front of the building, therefore, to allow 64 of their 154 parking spaces (42%) to be located in the front of the Subject property.

Vote:3/0

Following discussion, as taken in transcript by Stenographer Ben Morrow, motion was made by Knight seconded by Stewart to grant the variance request of the Summit Township Zoning Ordinance 2021-02 Table 313.01(A) as requested by **Dennis and Lois Dwyer (owner) EA Equipment Sales and Service LLC (Agent)** , 9671 Peach Street, Waterford, PA, Parcel ID No. 40-025-105.0-034.00, CC (Commercial-Corridor) pertaining to the minimum required front yard setback from the centerline of Route 19 in order to construct a pole sign.

ROLL CALL

APPROVAL OF MINUTES

AFFIRMATION

Case No 20250113

PROECTIVE INDUSTRIES
INC (OWNER)/ STEPHEN
KOPAC (AGENT)7090
EDINBORO ROAD, ERIE
PA MUN (Mixed Use
Neighborhood)

- Variance request to Table 701.05(A) of the Zoning Ordinance pertaining to the expansion of a legal non-conforming use
-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

Case 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) of the Zoning Ordinance pertaining to the

Motion by Knight, seconded by Stewart to grant the variance request to table 313.01(A) of the Zoning Ordinance 2021-02 as requested to reduce the front yard setback from 125 ft from the centerline of Route 19 to 30ft. for a variance of 80 ft to allow for the installation of a pole sign for
Vote: 3/0

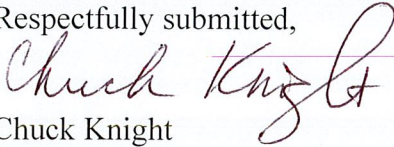
minimum required
setbacks from Route
19

-GRANTED

The meeting was adjourned at 5:54 PM

ADJOURNMENT

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Chuck Knight", written in a cursive style.

Chuck Knight
Secretary