

SUMMIT TOWNSHIP PLANNING COMMISSION

Regular Business Meeting

Monday, June 9, 2025

The Summit Township Planning Commission 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, and Ron McElderry. Also present were Zoning Administrator Tamara Cass, Engineer Matthew Jonas and three (3) interested members of the public.

CALL TO ORDER

Motion by Lynch, seconded by Matheis to approve the meeting minutes, as presented.

APPROVAL OF MINUTES

None.

CORRESPONDENCE

Mike Sanford of Sanford Surveying & Engineering was present on behalf of Speed Check Land Development Plan, 7335 Edinboro Road, 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. Sanford stated that they are still working on the obtaining the NPDES permit, and the traffic study has been submitted. Discussion ensued pertaining to sidewalks, crosswalks and infrastructure and recommending possibly adding a speed bump in the parking lot.

SPEED CHECK - LAND
DEVELOPMENT PLAN

Motion by McElderry, seconded by Matheis to recommend approval of the Speed Check Land Development Plan, 7335 Edinboro Road, Erie, PA 16509, Parcel ID No. 40-001-009.0-006.03, Mun (Mixed Use Neighborhood), conditioned upon submission of all outstanding items, installation of the sidewalk, and facilitate crosswalk to sidewalk on both sides of Route 99.

APPROVAL
RECOMMENDED WITH
CONDIITIONS

Vote: 4/0

Mike Sanford of Sanford Surveying & Engineering was present on behalf of the Speed Check Greenspace Plan, 7335 Edinboro Rd, Parcel ID No. 40-001-009.0-006.03, MUN (Mixed Use Neighborhood). Sanford explained that this is a greenspace plan that 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. Will asked if the owners of the property could increase the density of the plantings along the parking lot to block the light that could be disrupting the neighbors across Hershey Road.

SPEED CHECK –
GREENSPACE PLAN

Motion by McElderry, seconded by Matheis to recommend approval to the Speed Check Greenspace Plan, 7335 Edinboro Road, Parcel Id No. 40-001-009.0-006.03, MUN (Mixed Use-Neighborhood), conditioned upon adding additional arborvitaes along the parking lot.

SPEED CHECK
GREENSPACE PLAN
APPROVED

Vote: 4/0

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Steve Kopac of David Laird Associates was present on behalf of the Caplugs Land Amended Land Development Plan, 7090 Edinboro Road, 40-001-008.0-002.00, MUN (Mixed Use Neighborhood). Kopac explained that the owners are proposing to construct an 81,800 sq. ft. addition to existing structure devoted to the use of "Manufacturing" in the MMUN (Mixed Use – Neighborhood) District and 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 construction of the expansion 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.

CAPLUGS ERIE - AMENDED
LAND DEVELOPMENT
PLAN

Motion by McElderry, seconded by Lynch to recommend approval of the Caplugs Erie Amended Land Development Plan, 7090 Edinboro Road, Parcel Id No. 40-001-008.0-002.00, MUN (Mixed Use Neighborhood), as presented.
Vote 4/0

APPROVAL
RECOMMENDED

Steve Kopac of David Laird Associates was present on behalf of the Caplugs Alternate Greenspace Plan 7090 Edinboro Road, 40-001-008.0-002.00, MUN (Mixed Use Neighborhood). This greenspace plan is an alternate greenspace plan because the owners are proposing to utilize existing greenspace throughout the development. In addition, Kopac stated that there will be 12 additional trees and shrubs will be planted per this plan.

CAPLUGS ERIE –
ALTERNATE GREENSPACE
PLAN

Motion by Lynch, seconded by Matheis to approve the Caplugs Alternate Greenspace Plan 7090 Edinboro Road, 40-001-008.0-002.00, MUN (Mixed-Use Neighborhood), as presented.
Vote: 4/0

APPROVED

Mike Sanford of Sanford Surveying & Engineering was present on E.J. Chernicky Subdivision Plan, Flower Road, Parcel Id No. 40-017-079.0-003.00, RMD (Residential Medium Density). Sandford explained 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.

E.J. CHERNICKY
SUBDIVISION PLAN

Motion by McElderry, seconded by Matheis to recommend approval to the E.J. Chernicky Subdivision Plan, Flower Road, Parcel Id No. 40-017-079.0-003.00, RMD (Residential Medium Density), as presented.
Vote: 4/0

APPROVAL
RECOMMENDED

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Jonas stated that Lindy Paving was the low bidder for the Downs Drive Project with a bid of \$270,777.00. He explained that the grant amount for the project is \$250,000 leaving \$20,777 for the Township to cover. The project is anticipated to start at the end of June. The Township completed some drainage work earlier this month. This project will reconfigure the boulevards to provide a two-lane road with dedicated left turn lanes.

COMPREHENSIVE PLAN
IMPLEMENTATION
UPDATE/ORDINANCE
AMENDMENT
RECOMMENDATIONS

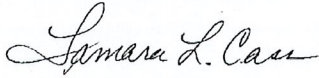
OTHER BUSINESS

PUBLIC COMMENT

Motion by Matheis, seconded by McElderry to adjourn the meeting at 7:19pm.

AJOURNMENT

Respectfully submitted,



Tamara L. Cass
Zoning Administrator

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

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

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

SUMMIT TOWNSHIP PLANNING COMMISSION

MONDAY, JUNE 9, 2025

Public Study Session - 6:15 P.M.

Regular Business Meeting - 6:30 P.M.

	Name	Address	City	State	Zip	Phone #
1	ED MATHIAS	7655 Little Creek	Erie	PA	16509	602-0980
2	MIKE SANFORD	4724 Atlantic	Erie	PA	16506	835-0010
3	Steve Koper	1559 W. 2nd St	Erie	PA	16517	456-0330
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