

# SUMMIT TOWNSHIP ZONING HEARING BOARD AGENDA

---

TUESDAY, SEPTEMBER 23, 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

6/24/2025

3. CORRESPONDENCE

4. CASE NO. 20250246

JAMES CHASE

8739 SUNSET TRAIL, WATERFORD, PA 16441 | 40-034-082.2-009.00 | RMD (RESIDENTIAL - MEDIUM DENSITY)

**Variance Request to Section 313.02 (D)- 4:1 Depth to Width Ratio**

The property owner has petitioned the board for a variance request to Section 313.02 (D) of the zoning ordinance regarding the depth to width ratio (4:1) for land acquisition. The property owners propose a variance for acquiring a 9 acre lot with a ratio of 9:1 from neighboring 40-022-100.0-010.00.

5. CASE NO. 20250247

CHRISTINE LENCH

801 ROBISON ROAD WEST ERIE, PA 16509 | 40-015-085.0-016.00 | RLD (Residential Low Density)

**Variance Request to Section 313.01 (A)- Setback Requirements**

The property owner has petitioned the board for a variance request to Table 313.01 (A) of the Zoning Ordinance regarding the minimum required front yard setback in the RLD (Residential - Low Density) District in order to construct a pole building in the front of the property. The applicant is seeking a variance to reduce the required front yard setback of 100 ft. to 60 ft. resulting in a variance of 40 ft in order to construct a pole building.

6. CASE NO. 20250251

FRENCH CREEK COUNCIL INC.

1815 ROBISON ROAD WEST ERIE, PA 16509 | 40-015-084.0-003.03 | RMD (Residential Medium Density)

**Variance Request to Section 313.01(A)- Minimum Required Front Yard Setback On a Collector Road & Section 805(C)- 10ft. Clear Span Requirement**

The property owner's agent has petitioned the Board for a variance request to Table 313.01(A) regarding the minimum required front yard setback on a collector road and Section 805(C) regarding minimum clear span requirements of the Zoning Ordinance in the RMD (Residential Medium Density) District in order to construct a permanent business sign. The agent is requesting a variance for Table 313.01(A) of 70 ft. which would reduce the minimum required setback of 100 ft. to a setback of 30ft. and a variance of Section 805(C) of 7ft. which would reduce the clear span requirement from 10ft. to 3ft. for a permanent sign.

7. ADJOURNMENT