

SUMMIT TOWNSHIP PLANNING COMMISSION AGENDA

REGULAR BUSINESS MEETING

Monday October 13, 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. **APPROVAL OF MINUTES**

8/11/2025

3. **CORRESPONDENCE**

4. **BRENT D. & ROBIN S. YAPLE | REPLOT**

1279 Ponderosa Drive | 40-006-019.0-025.01 | RMD (Residential Medium Density)

The owners are proposing to subdivide 40-006-019.0-025.01. The replot will consist of 0.28 acres to be conveyed and become an integral part of 40-006-019-026.00 and the owners are proposing .39 acres to be conveyed and become an integral part of 40-006-019.0-025.00.

5. **AUTO EXPRESS KIA | AMENDED LAND DEVELOPMENT PLAN**

9090 Peach St. | 40-019-083.0-0110.01 | CC (Commercial Corridor)

The property owner is proposing to construct a 4,600 sq. ft. addition to an existing shop devoted to the use of commercial auto sales in the CC (commercial corridor).

6. **AUTO EXPRESS FIAT | AMENDED LAND DEVELOPMENT PLAN**

9030 Peach Street | 40-019-083.0-011.02 | CC (Commercial Corridor)

The property owner is proposing to construct a 3,500 sq. ft. addition to an existing shop devoted to the use of commercial auto sales in the CC (commercial corridor).

7. **HAMOT VILLAGE ESTATES PHASE 2 & 3 | LAND DEVELOPMENT PLAN**

Hamot Road | 40-016-072.0-45.02 | RMD (Residential Medium Density)

The Maleno Land Development Co., LLC. is proposing an extension of Hamot Village Estates Phase 1 with a 46-lot major subdivision as Phases 2 & 3 of the Hamot Village Estates.

8. **DENNIS L. AND LYNDIA J. LAGAN | SUBDIVISION**

575 Townhall Road West | 40-022-098.0-001.00 | RR (Resources Rural)

The owners are proposing .152 acres to be conveyed from 40-022-098.0-022.00 and become an integral part of 40-022-098.0-001.00 creating a 2.01 acre lot.

9. **LANDS OF ALLEN J. ROSE | SUBDIVISION**

8180 Old French Road | 40-005-069.0-001.00 | RLD (Residential Medium Density)

The owners are proposing a subdivision of 2.019 acres from existing lot 40-005-069.0-001.00 for a new parcel creation.

10. **ERIE SOUTHERN TIRE MART AT PILOT | LAND DEVELOPMENT PLAN**

8055 Perry Highway | 40-012-053.0-025.04 | MUR (Mixed Regional Use)

The owners are proposing to construct a 12,828 sq. ft. commercial truck tires maintenance facility/building with associated parking.

11. **ERIE SOUTHERN TIRE MART AT PILOT | ALTERNATE GREENSPACE PLAN**

8055 Perry Highway | 40-012-053.0-025.04 | MUR (Mixed Regional Use)

This is an alternate Greenspace Plan because the developers are proposing a change on the northern side of the Greenspace Plan to follow the road, rather than following the property line per this plan.

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

Amendment to Summit Township Zoning Ordinance, 2021-02 regarding Solar Energy Systems.

13. **OTHER BUSINESS**

14. **PUBLIC COMMENT**

15. **ADJOURNMENT**