

SUMMIT TOWNSHIP PLANNING COMMISSION
Reorganizational/ Regular Business Meeting
Monday, November 10, 2025

The Summit Township Planning Commission Regular business meeting was called to order by Chairman Tim Will at 6:30 p.m., followed by a salute to the flag. Present were, Chairman of the Board, Tim Will and board members Christopher Lynch, Ron McElderry, and Christopher Friday. Also present were Zoning Administrator Tamara Cass, Engineer Matthew Jonas, Administrative Assistant Sarah Kavinski and two (2) interested members of the public.

CALL TO ORDER

Motion by Lynch, seconded by McElderry to approve the meeting minutes from October 13, 2025, as presented.
Vote: 4/0

APPROVAL OF MINUTES

None.

CORRESPONDENCE

Dennis Dwyer was present on behalf of the Subdivision Plan for Michael P. Dwyer, 210 Townhall Road, Parcel ID No. 40-022-099.0-026.02, RR (Resources- Rural). Dwyer explained 0.163 acres will be conveyed from 40-022-099.0-026.02 to become an integral part of 40-022-099.0-026.01.

SUBDIVISION FOR
MICHAEL P. DWYER -
SUBDIVISION PLAN

Motion by McElderry, seconded by Friday to recommend approval of the Subdivision for Michael P. Dwyer, 210 Townhall Road, Parcel ID No. 40-022-099.0-026.02, RR (Resources- Rural), as presented.
Vote: 4/0

APPROVAL
RECOMMENDED

Justin Cree of Verdantas was present on behalf of Erie Sports Center Subdivision Plan, 8155 Oliver Road, Parcel ID No. 40-016-072.0-003.00, MUR (Mixed Use- Regional). Cree stated the Summit Township Zoning Ordinance 2021-02 requires minimum parking per use, which they accounted for on the plan. Friday voiced concern noting that the area where the basketball courts are being converted into parking spaces lacked ADA parking. Jonas added there should be an accessible path from parking to the entrance of the building. Discussion ensued.

ERIE SPORTS CENTER –
SUBDIVISION PLAN

Motion by McElderry, seconded by Friday to table the Erie Sports Center Subdivision Plan, 8155 Oliver Road, Parcel ID No. 40-016-072.0-003.00, MUR (Mixed Use- Regional).
Vote: 4/0

TABLED

Summit Township Planning Commission

Regular Business Meeting

Monday November 10, 2025

Matt Jonas was present on behalf of the Commonwealth of PA Department of General Services, 8355 Oliver Road, Parcel ID 40-016-072.0-30.02, Industrial. Jonas explained that the owners are proposing to add a 40' x 60' storage facility with an 11' wide driveway with 7' wide reinforced soil to meet ordinance requirements to reach said building. Jonas explained they would not have to change any stormwater management and they are extending the water line to provide a fire hydrant to comply with the ordinance.

COMMONWEALTH OF PA
DEPT. OF GENERAL
SERVICES- AMENDED
LAND DEVELOPMENT
PLAN

Motion by Friday, seconded by Lynch to recommend approval of the Commonwealth of PA Dept. of General Services Amended Land Development Plan, 8355 Oliver Road, Parcel ID 40-016-072.0-30.02, Industrial, as presented.
Vote: 4/0

APPROVAL
RECOMMENDED

None.

COMPREHENSIVE PLAN
IMPLEMENTATION
UPDATE/ORDINANCE
AMENDMENT
RECOMMENDATIONS

None.

OTHER BUSINESS

None.

PUBLIC COMMENT

Motion by Lynch, seconded by McElderry to adjourn the meeting at 7:11pm.

AJOURNMENT

Respectfully submitted,



Tamara L. Cass
Zoning Administrator