

SUMMIT TOWNSHIP PLANNING COMMISSION
Regular Business Meeting
Monday, October 13, 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, Chairman of the Board, Tim Will and board members Christopher Lynch, Christine Matheis, Ron McElderry, and Christopher Friday. Also present were Zoning Administrator Tamara Cass, Engineer Matthew Jonas, Administrative Assistant Sarah Kavinski and five (5) interested members of the public.

CALL TO ORDER

Motion by Lynch, seconded by Matheis to approve the meeting August 11, 2025 minutes, as presented.
Vote:4/0

APPROVAL OF MINUTES

None.

CORRESPONDENCE

Tom Katelhon of Kimley-Horn and Associates, Inc. and Trent Rhodes, representative of Travel Center Realty, LLC., were present via Teams on behalf of the Erie Southern Tire Mart at Pilot Amended Land Development Plan, 8055 Perry Highway, Erie, PA,16509, Parcel ID No. 40-012-053.0-025.04, MUR (Mixed Use-Regional). Katelhon explained that the owners are proposing to construct a 12,828 sq. ft. commercial truck tires maintenance facility/building with associated parking. Regarding the storm water management overview, they are waiting for their technical review from Erie County Conservation District. He also explained they received a variance which allows 10 parking spaces as the number of minimum parking spaces from the Zoning Hearing Board on January 28, 2025.

ERIE SOUTHERN TIRE
MART AT PILOT -
AMENDED LAND
DEVELOPMENT PLAN

Motion by McElderry, seconded by Matheis to recommend approval of the Erie Southern Tire Mart at Pilot, 8055 Perry Highway, Erie, PA,16509, Parcel ID No. 40-012-053.0-025.04, MUR (Mixed Use- Regional) as presented.
Vote: 5/0

APPROVAL
RECOMMENDED

Tom Katelhon of Kimley-Horn and Associates, Inc. and Trent Rhodes, representative of Travel Center Realty, LLC., were present via Teams on behalf of the Erie Southern Tire Mart at Pilot Amended Greenspace Plan, 8055 Perry Highway, Erie, PA,16509, Parcel ID No. 40-012-053.0-025.04, MUR (Mixed Use-Regional). Katelhon explained there will be a combination of trees and shrubs around the property and a 5 ft. sidewalk on the property front.

ERIE SOUTHERN TIRE
MART AT PILOT –
ALTERNATE GREENSPACE
PLAN

Motion by Friday, seconded by McElderry to recommend approval to the Erie Southern Tire Mart at Pilot Amended Greenspace Plan, 8055 Perry Highway, Erie, PA,16509, Parcel ID No. 40-012-053.0-025.04, MUR (Mixed Use- Regional) as presented.
Vote: 5/0

ERIE SOUTHERN TIRE
MART AT PILOT-
ALTERNATE GREENSPACE
PLAN
APPROVED

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Robin Yaple was present on behalf of the Brent D. & Robin S. Yaple Replot Plan, 1279 Ponderosa Drive, Erie, PA 16509, Parcel ID 40-006-019.0-025.01, RMD (Residential Medium Density). Yaple explained that the owner proposes to subdivide 40-006-019.0-025.01. The owners are proposing 0.28 acres to be conveyed and become an integral part of 40-006-019.0-026.00 and 0.39 acres to be conveyed and become an integral part of 40-006-019.0-025.00.

BRENT D. & ROBIN
S.YAPLE– REPLOT PLAN

Motion by Lynch, seconded by Matheis to recommend approval of the Brent D. & Lynda S. Yaple Replot Plan, 1279 Ponderosa Drive, Parcel ID 40-006-019.0-025.01, RMD (Residential Medium Density), as presented.

APPROVAL
RECOMMENDED

Vote: 5/0

Kevin Farr of David Laird Associates, Inc. was present on behalf of the Auto Express KIA Amended Land Development Plan, 9090 Peach Street, Waterford, PA, 16441, Parcel ID 40-019-083.0-011.01, CC (Commercial Corridor). Farr explained that the 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). Farr explained the building addition will be on existing impervious with an existing stormwater plan. Will asked if emergency vehicles could fit behind the rear of the building. Joe Askins, property owner, confirmed there was enough space for emergency vehicles.

AUTO EXPRESS KIA–
AMENDED LAND
DEVELOPMENT PLAN

Motion by Friday, seconded by Matheis to recommend approval of the Auto Express KIA Amended Land Development Plan, 9090 Peach Street, Parcel ID 40-019-083.0-011.01, RMD (Residential Medium Density), as presented.

APPROVAL
RECOMMENDED

Vote: 5/0

Kevin Farr of David Laird Associates, Inc. was present on behalf of the Auto Express FIAT Amended Land Development Plan, 9030 Peach Street, Waterford, PA, 16441, Parcel ID 40-019-083.0-011.02, CC (Commercial Corridor). Farr explained that the 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). The building addition will be on existing impervious with an existing stormwater plan. This plan does remove parking spaces; Jonas confirmed they are still within the minimum parking requirements. The addition will include bays for hand-washing cars.

AUTO EXPRESS FIAT–
AMENDED LAND
DEVELOPMENT PLAN

Motion by McElderry, seconded by Lynch to recommend approval of the Auto Express FIAT Amended Land Development Plan, 9030 Peach Street, Parcel ID 40-019-083.0-011.02, RMD (Residential Medium Density), as presented.

APPROVAL
RECOMMENDED

Vote: 5/0

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Mike Sanford of Sanford Surveying & Engineering was present on behalf of Maleno Land Development Co., LLC. Preliminary Land Development Plan, Hamot Road, Erie, PA, 16509, Parcel ID 40-016-072.0-045.02, RMD (Residential Medium Density). Sanford explained that the developer 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. Sanford explained this a preliminary plan; there will be 44 residential lots and 2 pond lots. They propose to manage stormwater with swales in each driveway. There will be 5 ft. sidewalks on each side of the road.

HAMOT VILLAGE
ESTATES PHASE 2 &
3- PRELIMINARY
LAND DEVELOPMENT
PLAN

Motion by McElderry, seconded by Matheis to recommend approval of the Hamot Village Estates Phases 2 & 3 Preliminary Land Development Plan, Hamot Road, Parcel ID 40-016-072.0-045.02, RMD (Residential Medium Density) as presented.
Vote: 5/0

APPROVAL
RECOMMENDED

Matt Jonas of Summit Township presented on behalf of the Dennis and Lynda J. Lagan Subdivision Plan, 575 Townhall Road West, Parcel ID 40-022-098.0-001.00, RR (Resources- Rural). Jonas explained that the owners are proposing 1.52 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. The owners are also using LeBoeuf Creek to subdivide parcel 40-022-098.0-022.00 into 2 separate lots: one residential and one non-build lot. As LeBoeuf Creek changes, the property line will change as well.

DENNIS L. AND LYNDIA J.
LAGAN- SUBDIVISION
PLAN

Motion by Friday, seconded by McElderry to recommend approval of the Dennis L. and Lynda J. Lagan Subdivision Plan, 575 Townhall Road West, Parcel ID 40-022-098.0-001.00, RR (Resources- Rural) as presented.
Vote: 5/0

APPROVAL
RECOMMENDED

Allen Yard of A.R.E.A. Surveying presented on behalf of the Lands of Allen Rose Subdivision Plan, 8180 Old French Road, Parcel ID 40-005-069.0-001.00, RLD (Residential Low Density). Yard explained that the owners are proposing a subdivision of 2.019 acres from existing lot 40-005-069.0-001.00 for a new parcel creation. Will asked about a conflict of interest with the well and IRSIS septic being on the parent parcel. Yard explained that in order for the parent property to retain the amount of land they wanted, it was the best solution and due to the easement current property owners will be aware of the arrangement.

LANDS OF ALLEN J. ROSE-
SUBDIVISION PLAN

Motion by Friday, seconded by McElderry to recommend approval of the Lands of Allen Rose Subdivision Plan, 8180 Old French Road, Parcel ID 40-005-069.0-001.00, RR (Resources Rural) as presented.
Vote: 5/0

APPROVAL
RECOMMENDED

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Cass presented the preliminary amendments to the Summit Township Zoning Ordinance, 2021-02 regarding Solar Energy Systems.

COMPREHENSIVE PLAN
IMPLEMENTATION
UPDATE/ORDINANCE
AMENDMENT
RECOMMENDATIONS

None.

OTHER BUSINESS


None.

PUBLIC COMMENT

Motion by Matheis, seconded by McElderry to adjourn the meeting at 7:31pm.

AJOURNMENT

Respectfully submitted,



Tamara L. Cass
Zoning Administrator