

# Summit Township Planning Commission

## Regular Business Meeting

### Monday December 8, 2025

The Summit Township Planning Commission Regular business meeting was called to order by Vice Chairman Christopher Lynch at 6:30 p.m., followed by a salute to the flag. Present were, Vice Chairman of the Board, Chris Lynch and board members Christopher Friday, Ron McElderry, and Christine Matheis. Also present were Zoning Administrator Tamara Cass, Engineer Matthew Jonas, Administrative Assistant Sarah Kavinski and three (3) interested members of the public.

CALL TO ORDER

Motion by Lynch, seconded by McElderry to approve the meeting minutes from November 10, 2025, as presented.  
Vote:3/0

APPROVAL OF MINUTES

None.

CORRESPONDENCE

Justin Cree, of Verdantas, was present on behalf of the Erie Sports Center Subdivision Plan, 8155 Oliver Road, Parcel ID No. 40-016-072.0-003.00, MUR (Mixed Use- Regional). Cree explained a stormwater boundary table was added for the existing stormwater management facility on the residue for the benefit of the proposed lot with existing stormwater. Any future stormwater management on the proposed lot will need to utilize a new stormwater management facility. Cree also explained he and Cass spoke with BIU and confirmed the ADA parking needs to be as close to the facility as possible. The updated plan is in compliance with ADA requirements, both in location and number of parking spots.

ERIE SPORTS CENTER -  
SUBDIVISION PLAN

Motion by Friday, seconded by McElderry to recommend approval of the Erie Sports Center Subdivision Plan, 8155 Oliver Road, Parcel ID No. 40-016-072.0-003.00, MUR (Mixed Use- Regional), on the condition that signs are posted at the handicap spaces and a written letter from BIU is obtained confirming the location of the ADA accessible parking is in compliance.  
Vote: 3/0

APPROVAL  
RECOMMENDED WITH  
CONDITIONS

James Chase was present on behalf of Replot Lands for William E. & Carol J. Chase Replot Plan, 9210 Shunpike Road, Parcel ID No. 40-022-100.0-010.00, RR (Resources- Rural). Chase explained 9.13 acres from 40-022-100.0-010.00 is proposed to be conveyed and become an integral part of existing lot 40-022-100.0-011.00 creating a 10.01 acre lot.

REPLOT LANDS FOR  
WILLIAM E. & CAROL J.  
CHASE – REPLOT PLAN

Motion by McElderry, seconded by Friday to recommend approval of the Replot Lands for William E. & Carol J. Chase Replot Plan, 9210 Shunpike Road, Parcel ID No. 40-022-100.0-010.00, RR (Resources- Rural)  
Vote: 3/0

APPROVAL  
RECOMMENDED

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None.

COMPREHENSIVE PLAN  
IMPLEMENTATION  
UPDATE/ORDINANCE  
AMENDMENT  
RECOMMENDATIONS

None.

OTHER BUSINESS

None.

PUBLIC COMMENT

Motion by Matheis, seconded by McElderry to adjourn the meeting at 6:42pm.

AJOURNMENT

Respectfully submitted,



Tamara L. Cass  
Zoning Administrator