

SUMMIT TOWNSHIP ZONING HEARING BOARD

Regular Business Meeting Tuesday, September 23, 2025

The Summit Township Zoning Hearing Board Regular Business Meeting, as advertised, was called to order by Chairman Duane Hudak at 5:30 p.m. Also present at the meeting were Vice-Chairman Robert Stewart, Member Chuck Knight, Board Solicitor Edward Betza, Zoning Administrator Tamara Cass, Zoning Administrative Assistant Sarah Kavinski, Stenographer Ben Morrow and six (6) interested persons.

ROLL CALL

Motion by Bob Stewart, seconded by Chuck Knight to approve the June 24, 2025, meeting minutes as presented.

APPROVAL OF MINUTES

Vote: 3/0

Those offering testimony were sworn in by Duane Hudak.

AFFIRMATION

Following discussion, as taken in transcript by Stenographer Ben Morrow, motion was made by Knight, seconded by Stewart to grant the variance request of the Summit Township Zoning Ordinance Section 313.02 (D) pertaining to the minimum depth to width lot ratio as requested by James Chase (OWNER), 9240 Shunpike Rd., Waterford, PA Parcel ID No. 40-022-100.0-011.00, RR (Resources Rural) to reduce the required depth to width ratio from 4:1 to a proposed 9:1 ratio for land acquisition, creating a lot of 10 acres.

Vote: 3/0

**Case No. 20250246
James Chase (Owner)**

- Variance request to Section 313.02 (D)- 4:1 Depth to Width Ratio:
GRANTED

Following discussion, as taken in transcript by Stenographer Ben Morrow, motion was made by Knight seconded by Stewart to grant the variance request of the Summit Township Zoning Ordinance 2021-02 Section 313.01 (A) pertaining to minimum front yard setback requirement on a collector road as requested by Christine Lench (OWNER), 801 Robison Rd. W., Erie, PA Parcel ID No. 40-015-085.0-016.00, RLD (Residential Low Density) to reduce the required front yard setback of 100 ft. to 60 ft. resulting in a 40 ft. variance in order to construct a pole building.

Vote 3/0

**Case No. 20250247
Christine Lench (Owner)**

- Variance Request to Section 313.01 (A)- Minimum Required Front Yard Setback On A Collector Road Requirements:
GRANTED

Following discussion, as taken in transcript by Stenographer Ben Morrow, motion was made by Knight and seconded by Stewart to grant the Variance requests of Summit Township Ordinance 2021-02 were presented: Section 313.01 (A) pertaining to the minimum front yard setback requirements on a collector road in the RMD and Ordinance Section 805 (C) pertaining to the minimum 10 ft. clear span requirement as requested by French Creek Council Inc. (OWNER), Carol Richards (AGENT), 1815 Robison Rd. W., Erie, PA Parcel ID No. 40-015-084.0-003.03, RMD (Residential Medium Density). Thereby granting the variance request to Section 313.01 (A) to reduce the

**Case No. 20250251
French Creek Council Inc.
(Owner), Carol Richards
(Agent)**

- Variance Request to Section 313.01(A)- Minimum Required Front Yard Setback On A Collector Road:
GRANTED

required front yard setback of 100 ft. to 30 ft. resulting in a 70 ft. variance in order to construct a permanent business sign. The applicants are to construct the sign 37 ft. West of the driveway.

Thereby granting the variance request to Section 805 (C) to reduce the required minimum clear span requirement for a sign from 10 ft. to 3 ft. resulting in a 7 ft. variance in order to construct a permanent business sign. The applicants are to construct the sign 37 ft. West of the driveway.

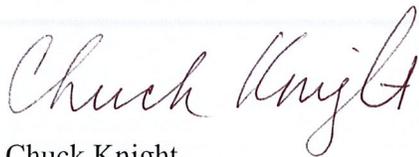
Vote: 3/0

- Variance Request to Section 805(C)- 10ft. minimum clear span requirement:
GRANTED

The meeting was adjourned at 5:48 PM.

ADJOURNMENT

Respectfully submitted,

A handwritten signature in cursive script that reads "Chuck Knight". The signature is written in dark ink and is positioned to the left of the typed name and title.

Chuck Knight
Secretary