

SUMMIT TOWNSHIP PLANNING COMMISSION
Reorganizational/ Regular Business Meeting
Monday, February 9, 2026

The Summit Township Planning Commission Reorganizational/ Regular business meeting was called to order by Chairman Timothy Will at 6:30 p.m., followed by a salute to the flag. Present was Vice Chairman Christopher Lynch, and board members Christine Matheis, and Ron McElderry. 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 reappoint Tim Will as Chairman for 2026; motion by McElderry, seconded by Matheis to reappoint Christopher Lynch as Vice Chairperson for 2026; motion by Lynch seconded by McElderry to appoint Sarah Kavinski as the staff secretary for 2026.

2026 APPOINTMENTS:
CHAIRMAN, VICE
CHAIRMAN, SECRETARY

Vote: 4/0

Motion by McElderry, seconded by Matheis for approval of the 2025 annual report.
Vote: 4/0

APPROVAL OF ANNUAL
WRITTEN REPORT

Motion by Lynch, seconded by Matheis to approve the December 8, 2025, meeting minutes, as presented. Will abstained from voting.

APPROVAL OF MINUTES

Vote: 3/0/1

None.

CORRESPONDENCE

Mike Sanford, of Sanford Surveying & Engineering, P.C., was present on behalf of Eve T. Hanlon Replot, 9620 Donation Road, Parcel ID No. 40-022-094.0-005.01, RR (Resources- Rural). Sanford explained that the owners are proposing replot a property line, consolidating 2 parcels. The replot will consist of 25.832-acres from parcel 40-022-094.0-005.00 to be conveyed and become an integral part of parcel 40-022-094.0-005.01 to create a 29.530-acre lot. McElderry mentioned the Small Flow Treatment Facilities are going to be on different lots now and there may need to be an easement set up for future endeavors, discussion ensued.

EVE T. HANLON- REPLOT

Motion by McElderry, seconded by Lynch, to recommend approval of the Eve T. Hanlon Replot Plan, 9620 Donation Road, Parcel ID No. 40-022-094.0-005.01, RR (Resources- Rural), contingent upon consultation by owners with their attorney regarding Note 6 of the Land Development Plan being present on their new Deed and Mylar and the signing of the Replot Worksheet.

CONDITIONAL APPROVAL
RECOMMENDED

Vote: 4/0

Mike Sanford, of Sanford Surveying & Engineering, P.C., was present on behalf of the Hamot Village- Phase 2 Subdivision Plan, Hamot Road, Parcel ID No. 40-016-072.0-045.02, RMD (Residential- Medium Density). Sanford explained the developer is proposing 19 lots as Phase 2 of the Hamot Village Land Development Plan. Will mentioned Lots 50 & 52 need to be removed or a temporary turnaround will need to be placed to maintain traffic flow, discussion ensued. McElderry questioned the name of the road being “South Shelby” and how that may be confusing, discussion ensued.

HAMOT VILLAGE- PHASE
2- SUBDIVISION PLAN

Motion by Lynch, seconded by McElderry to recommend approval of the Hamot Village- Phase 2 Subdivision Plan Hamot Road, Parcel ID No. 40-016-072.0-045.02, RMD (Residential- Medium Density), contingent upon inclusion of stormwater changes, name correction of “South Shelby” as a road name, and inclusion of a temporary turnaround on the “South Shelby” endpoint by Lots 50 & 52.

CONDITIONAL APPROVAL
RECOMMENDED

Vote: 4/0

Matt Jonas, of Summit Township, was present on behalf of the J & E Interstate, LLC Amended Land Development Plan, 6969 Edinboro Road, Parcel ID No. 40-001-009.0-002.01, MUN (Mixed Use- Neighborhood). Jonas explained they have already started construction of a building on a lot already covered with impervious ground and he was hoping a representative would be there to give updates regarding the status of the Amended Land Development Plan, discussion ensued.

J & E INTERSTATE, LLC-
AMENDED LAND
DEVELOPMENT PLAN

Motion by Lynch, seconded by McElderry to table the J & E Interstate, LLC Amended Land Development Plan, 6969 Edinboro Road, Parcel ID No. 40-001-009.0-002.01, MUN (Mixed Use- Neighborhood), as presented.

TABLED

Vote: 4/0

None.

OTHER BUSINESS

None.

PUBLIC COMMENT

Motion by Lynch, seconded by Matheis to adjourn the meeting at 6:59pm.

ADJOURNMENT

Respectfully submitted,



Tamara L. Cass
Zoning Administrator