

**Summit Township Planning Commission
Regular Business Meeting
Monday, May 11, 2026**

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 Timothy Will, Vice Chairman of the Board Chris Lynch, and board members Christine Matheis, Ron McElderry, and Christopher Friday. Also present were Zoning Administrator Tamara Cass, Engineer Matthew Jonas, Administrative Assistant Sarah Kavinski and seven (7) interested members of the public.

CALL TO ORDER

Motion by Lynch, seconded by Matheis to approve the meeting minutes from April 13, 2026, as presented. McElderry and Friday abstained from voting.
Vote: 3/0/2

APPROVAL OF MINUTES

None.

CORRESPONDENCE

Evan Rumbaugh of Big Time Management Group, LLC., was present on behalf of the Big Time Management Group, LLC. Subdivision Plan, 8835, 8845, 8855, 8859 Perry Highway, Parcel ID Nos. 40-022-096.0-001.00 & 40-022-096.0-001.05, CC (Commercial- Corridor) & RN (Resources-Natural). Rumbaugh explained there will be three (3) properties after the subdivision/replot; (2) commercial properties and (1) vacant property.

BIG TIME MANAGEMENT
GROUP, LLC. –
SUBDIVISION PLAN

Motion by Lynch, seconded by Friday to recommend approval of the Big Time Management Group, LLC. Subdivision Plan, 8835, 8845, 8855, 8859 Perry Highway, Parcel ID Nos. 40-022-096.0-001.00 & 40-022-096.0-001.05, CC (Commercial- Corridor) & RN (Resources-Natural), as presented.
Vote: 5/0

APPROVAL
RECOMMENDED

Kevin Farr of David Laird Associates, Inc., was present on behalf of the J & E Interstate, LLC. Amended Land Development Plan & Parcel Consolidation, 6969 Edinboro Road, Parcel ID Nos. 40-001-009.0-001.00 & 40-001-009.0-002.01, MUN (Mixed Use- Neighborhood). Farr stated the owners are proposing construction of a 50' x 80' accessible pole building and consolidation of parcels. Discussion ensued regarding the removal of a gravel parking area that was installed without a Land Development Plan Approval, which would require additional stormwater management.

J & E INTERSTATE, LLC. –
AMENDED LAND
DEVELOPMENT PLAN &
PARCEL CONSOLIDATION

Motion by McElderry, seconded by Matheis to conditionally recommend approval of the J & E Interstate, LLC. Amended Land Development Plan & Parcel Consolidation, 6969 Edinboro Road, Parcel ID Nos. 40-001-009.0-001.00 & 40-001-009.0-002.01, MUN (Mixed Use- Neighborhood), on the condition that the gravel parking lot be reseeded with grass within 60 days' time, before taking the plan to the supervisors.
Vote: 5/0

APPROVAL
RECOMMENDED WITH
CONDITIONS

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Kevin Farr of David Laird Associates, Inc. & Chad Ellsworth of Erie Water Works, were present on behalf of the UDE of Cherry Street East LTD. Replot Plan, Cherry Street Extension, Parcel ID Nos. 40-005-025.0-009.00 & 40-005-025.0-009.01, RMD (Residential- Medium Density). Farr explained the replot is to provide Erie Water Works with an additional piece of property from the condo development. Ellsworth explained Erie Water Works plans to obtain 3.05 acres, creating a 3.58-acre property to construct a second water storage tank.

UDE OF CHERRY STREET
EAST LTD. – REPLOT

Motion by Friday, seconded by Lynch to recommend approval of the UDE of Cherry Street East LTD. Replot Plan, Cherry Street Extension, Parcel ID Nos. 40-005-025.0-009.00 & 40-005-025.0-009.01, RMD (Residential- Medium Density), as presented.
Vote: 5/0

APPROVAL
RECOMMENDED

Engineer Jonas explained that \$213,115 in DCNR C2P2 grant has been applied for to update the Community Park. Phase 1 consists of adding walking trails and 45 native trees; the trees are subject to grant approval through Erie County. Phase 2 will consist of updating the park playground.

COMPREHENSIVE PLAN
IMPLEMENTATION
UPDATE/ORDINANCE
AMENDMENT
RECOMMENDATIONS

Zoning Administrator Cass explained an update to the Zoning Ordinance will consist of a Data Center Ordinance addition and a Property Maintenance Code; the property maintenance code will primarily relate to solid waste.

None.

OTHER BUSINESS

None.

PUBLIC COMMENT

Motion by Matheis, seconded by McElderry to adjourn the meeting at 6:43pm.
Vote: 5/0

ADJOURNMENT

Respectfully submitted,

Sarah E. Kavinski

Zoning Administrative Assistant