

**Summit Township Planning Commission
Regular Business Meeting
Monday, June 8, 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 Ron McElderry, and Christopher Friday. Also present were Zoning Administrator Tamara Cass, Engineer Matthew Jonas, Administrative Assistant Sarah Kavinski and two (2) interested members of the public.

CALL TO ORDER

Motion by Friday, seconded by McElderry to approve the meeting minutes from May 11, 2026, as presented.

Vote: 4/0

APPROVAL OF MINUTES

None.

CORRESPONDENCE

Damian Zampogna of McClure, was present on behalf of the Erie County Technical School Amended Land Development Plan, 8500 Oliver Road, Parcel ID No. 40-017-078.0-009.00, RMD (Residential- Medium Density). Zampogna explained the accessory solar panels will provide solar energy to the Erie County Technical School. The solar panel field will be surrounded by an 8-foot fence with an access gate. Existing access trails will be utilized to maintenance the panels on an as-needed basis. The land surrounding the solar panels is to be planted with a local wildflower mix, to be maintained and mowed by Erie County Technical School. The only light emitted by the panels is an LED panel showing the panels are working. An existing Greenspace Plan is sufficient and existing vegetation surrounds the proposed solar panel field. Discussion ensued regarding how the solar energy project benefits the school.

ERIE CTS- SOLAR PROJECT-
AMENDED LAND
DEVELOPMENT PLAN

Motion by Friday, seconded by McElderry to conditionally recommend approval of the Erie County Technical School Amended Land Development Plan, 8500 Oliver Road, Parcel ID Nos. 40-017-078.0-009.00, RMD (Residential- Medium Density), on the condition that all Township Engineer's review comments, be addressed by the Developer before taking the plan to the supervisors.

Vote: 4/0

APPROVAL
RECOMMENDED WITH
CONDITIONS

Engineer Jonas explained Auto Row off Peach Street/Route 19, between parcels 40-016-072.0-033.01 & 40-016-072.0-0034.00 is currently being maintained by Summit Township; due to previous parcel plots, the South side of the road does not include right of way access. The Auto Row Vacation would divide the existing Auto Row between the two parcels and ultimately give maintenance and ownership to the existing parcels on either side. This removes Summit Township's responsibility in maintaining the dead-end road. Discussion ensued regarding losing connectivity to future development and changes to the Transportation Map.

VACATION OF SUMMIT
TOWNSHIP RIGHT-OF-
WAY/AMENDMENT TO THE
SUMMIT TOWNSHIP
TRANSPORTATION MAP

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Zoning Administrator Cass explained an update and amendment to the Summit Township Zoning Ordinance 2021-02 will consist of a Data Center Ordinance addition. Cass asked for feedback on the Data Center Ordinance Draft, as it will be presented to the Summit Township Board of Supervisors for official approval. Cass explained the Draft was prepared by the Knox Law Firm; the attorney prepared the same Data Center Ordinance Draft for many area Townships. Discussion ensued regarding the questionable stringent nature of the proposed Data Center Ordinance.

COMPREHENSIVE PLAN
IMPLEMENTATION
UPDATE/ORDINANCE
AMENDMENT
RECOMMENDATIONS

None.

OTHER BUSINESS

None.

PUBLIC COMMENT

Motion by McElderry, seconded by Friday to adjourn the meeting at 7:20pm.
Vote: 4/0

ADJOURNMENT

Respectfully submitted,

Sarah E. Kavinski

Zoning Administrative Assistant