

SUMMIT TOWNSHIP ZONING HEARING BOARD
Regular Business Meeting
Tuesday, July 14, 2026

The Summit Township Zoning Hearing Board Regular Business Meeting, as advertised, was called to order by Chairman Duane Hudak at 5:29 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 nine (9) interested persons.

ROLL CALL

Motion by Bob Stewart, seconded by Chuck Knight to approve the March 24, 2026, meeting minutes as presented.
Vote: 3/0

APPROVAL OF MINUTES

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 Special Exception Use request of the Summit Township Zoning Ordinance Table 311.04 & Section 401.10, pertaining to the multifamily dwellings as a Special Exception use in the RMD (Residential- Medium Density), as requested by BlueBone, LTD. (applicant/buyer), 1267 South Hill Road, Erie, PA Parcel ID No. 40-006-023.0-001.00, RMD (Residential- Medium Density) to convert the 80, long term care beds of Abington Crest Healthcare and Rehabilitation Center into a multifamily residence to include 23 apartments. Three (3) residents of the community spoke about their concerns of the proposed use. The Applicant's proposal addresses the residents' concerns by providing for the full enclosure of the exterior garbage area, retaining the existing pond on the Subject Property, and using downward-directed lighting to keep light within the Subject Property.
Vote: 3/0

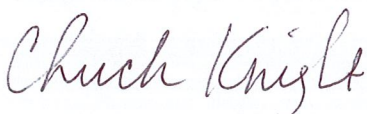
Case No. 20260097
ABINGTON CREST
PROPCO, LLC. (Owner) |
BLUEBONE LTD.
(APPLICANT/BUYER)

- Special Exception request to Table 311.04 & Section 401.10
GRANTED

The meeting was adjourned at 6:30 PM.

ADJOURNMENT

Respectfully submitted,



Chuck Knight
Secretary