

**Summit Township Planning Commission
Regular Business Meeting
Monday, July 13, 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 member Christopher Friday. 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 Friday to approve the meeting minutes from June 6, 2026, as presented.
Vote: 3/0

APPROVAL OF MINUTES

None.

CORRESPONDENCE

Bryan Kowalczyk of Lake Erie Premiere Properties, LLC., was present on behalf of the Subdivision Plan for Lake Erie Premiere Properties, LLC., Minor Subdivision Plan, 181 Robison Road West, Parcel ID Nos. 40-014-086.0-006.00 & 40-014-086.0-005.01, RLD (Residential- Low Density). Kowalczyk explained the plan consists of subdividing a total of 1.855 acres from existing Parcel ID No. 40-014-086.0-0006.00, leaving a residual of 1.043-acres, subdividing 0.846-acres to be conveyed for new parcel creation (Parcel A), and subdividing 1.009 acres to be conveyed and become an integral part of existing Parcel ID No. 40-014-086.0-005.01 making the existing parcel a total of 1.971-acres after the subdivision.

LAKE ERIE PREMIERE
PROPERTIES, LLC. – MINOR
SUBDIVISION PLAN

Motion by Lynch, seconded by Friday to recommend approval of the Subdivision Plan for Lake Erie Premiere Properties, LLC., Minor Subdivision Plan, 181 Robison Road West, Parcel ID Nos. 40-014-086.0-006.00 & 40-014-086.0-005.01, RLD (Residential- Low Density), as presented.
Vote: 3/0

APPROVAL
RECOMMENDED

Bryan Kowalczyk of Lake Erie Premiere Properties, LLC., was present on behalf of the Subdivision Plan for Lake Erie Premiere Properties, LLC., Major Subdivision Plan, Robison Road West, Parcel ID No. 40-014-086.0-005.00, RLD (Residential- Low Density). Kowalczyk explained this new iteration of a previously approved preliminary plan would allow for less ground disturbance, less trees cleared, and more space between the existing residential neighborhood and the newly planned short term rentals. Chairman Will explained the preliminary plan was already approved and any changes to the existing plan would nullify the preliminary plan and subject the subdivision to the current permitted uses for the zoning district, which does not permit short-term rentals. Discussion ensued.

LAKE ERIE PREMIERE
PROPERTIES, LLC. – MAJOR
SUBDIVISION PLAN

Following discussion, Kowalczyk withdrew the Subdivision Plan for Lake Erie Premiere Properties, LLC., Major Subdivision Plan, Robison Road West, Parcel ID No. 40-014-086.0-005.00, RLD (Residential- Low Density).

WITHDRAWN

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Zoning Administrator Cass reviewed the Data Center update to the Zoning Ordinance. Cass reviewed parking requirements, newly added definitions, closed-loop cooling systems, setback requirements, and preconstruction studies to be performed. Discussion ensued.

COMPREHENSIVE PLAN
IMPLEMENTATION
UPDATE/ORDINANCE
AMENDMENT
RECOMMENDATIONS

Engineer Jonas explained a multimodal grant for a sidewalk project in collaboration with Millcreek Township is being submitted by the end of July. The project will consist of construction of a sidewalk West of Wegmans, which will result in a continuous sidewalk from the City of Erie to the Northern side of I-90.

OTHER BUSINESS

None.

PUBLIC COMMENT

Motion by Friday, seconded by Lynch to adjourn the meeting at 7:05pm.
Vote: 3/0

ADJOURNMENT

Respectfully submitted,

Sarah E. Kavinski

Zoning Administrative Assistant