

**SUMMIT TOWNSHIP PLANNING COMMISSION**  
**Regular Business Meeting**  
**Monday, April 13, 2015**

The Summit Township Planning Commission regular business meeting was called to order by Chairman Tim Will at 7:00 p.m., followed by a salute to the flag. Present were Board members Charles Knight, Bob Perry and Ronald McElderry. Also present were Engineer Tim Polaski, Assistant Zoning Administrator Nathan Miller and 4 interested members of the public. Board members Jim Andrus, Christian Green and Sandy Zawistoski were absent from the meeting.

CALL TO ORDER

Motion by McElderry, seconded by Will, to approve the March 9, 2015 minutes, as presented.  
Vote: 4/0

APPROVAL  
OF MINUTES

Mike Sanford, Sanford Surveying & Engineering, P.C., was present on behalf of the First National Bank of PA Subdivision Plan, Parcel ID No. (40) 1-16-79. Sanford explained the intent is to subdivide off a small portion of the property containing a stormwater management basin, and incorporate it into the adjoining parcel to the East which is the site of the First National Bank, and the development for which the stormwater basin was built to manage its runoff. Board member Knight asked why the proposed subdivision was drafted in such an irregular shape. Sanford explained that the shape of the proposed subdivision follows the boundary of the existing stormwater management basin, which is the what the subdivision intends to incorporate into the adjoining First National Bank property.

FIRST NATIONAL  
BANK OF PA  
SUBDIVISION  
PLAN

Motion by Knight, seconded by Perry, recommending approval of the First National Bank of PA Subdivision Plan, Parcel ID No. (40) 1-16-79; as presented.  
Vote: 4/0

APPROVAL  
RECOMMENDED

Matt Swanson, Rabell Surveying & Engineering, LLC, was present on behalf of the J & E Interstate, LLC Amended Land Development Plan, Parcel ID No. (40) 1-9-2.01. Swanson explained that the purpose of the Amended Land Development Plan is to substantially increase the paved parking area on-site that is utilized for vehicle storage, and subsequently expand the existing stormwater management basin to handle the increased runoff that will be generated by the parking expansion. Chairman Will made note that one of the buildings, currently operated as a legal non-conforming use as apartments, is noted on the plan as a proposed vehicle preparation building. Chairman Will asked if the developers were aware that once the legal non-conforming use is intentionally removed by the owner, that use can never be utilized again. Swanson stated that the owners are fully aware of that, and wish to develop the property as proposed on the plan.

J & E  
INTERSTATE,  
LLC AMENDED  
LAND  
DEVELOPMENT  
PLAN

Motion by McElderry, seconded by Knight, recommending approval of the J & E Interstate, LLC Amended Land Development Plan, Parcel ID No. (40) 1-9-2.01; as presented.  
Vote: 4/0

APPROVAL  
RECOMMENDED

Matt Swanson, from Rabell Surveying & Engineering, LLC, was present on behalf of the J & E Interstate, LLC Alternate Greenspace Plan, Parcel ID No. (40) 1-9-2.01. Swanson explained that the plan is considered an alternate due to the utilization of the existing landscaping and forested areas located on the site. Swanson also noted that the extra interior parking islands that are proposed will double as rain gardens in order to help manage stormwater runoff.

J & E  
INTERSTATE,  
LLC ALTERNATE  
GREENSPACE  
PLAN

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Motion by Knight, seconded by McElderry, to approve the J & E Interstate, LLC Alternate Greenspace Plan, Parcel ID No. (40) 1-9-2.01; as presented.

APPROVED

Vote: 4/0

With no other business to come before the Board, motion was made by McElderry, seconded by Perry, to adjourn the meeting at 7:16 p.m.

ADJOURNMENT

Vote: 4/0

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Nathan R. Miller".

Nathan R. Miller

Assistant Zoning Administrator

04/14/2015

**SUMMIT TOWNSHIP PLANNING COMMISSION  
REGULAR BUSINESS MEETING**

April 13, 2015

7:00 P.M.

	Name	Address	City	State	Zip	Phone #
1	MIKE SANFORD	4721 ATLANTIC AVE	ERIE		16504	835-0010
2	MATT BARDWIN	2540 VILLAGE COMMON DR	ERIE	PA	16506	8454-4541
3	THOS GREEN	8553 Dundee Rd	Erie	PA	16504	—
4	MATTHEW SWANSON	10560 WALNUT ST.	AURORA	PA	16401	756-4384
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# **SUMMIT TOWNSHIP PLANNING COMMISSION**

**Regular Business Meeting**

**Monday, April 13, 2015**

**7:00 P.M.**

## **AGENDA**

1. **CALL TO ORDER**
2. **APPROVAL OF MINUTES**  
(3/09/2015 Regular Business Meeting)
3. **FIRST NATIONAL BANK OF PA – Subdivision Plan**  
Parcel ID No. (40) 1-16-79; B-1 (Business)
4. **J & E INTERSTATE, LLC -- Amended Land Development Plan**  
6969 Edinboro Road; Parcel ID No. (40) 1-9-2.01; B-1 (Business)
5. **J & E INTERSTATE, LLC -- Alternate Greenspace Plan**  
6969 Edinboro Road; Parcel ID No. (40) 1-9-2.01; B-1 (Business)
6. **ADJOURNMENT**