

**SUMMIT TOWNSHIP PLANNING COMMISSION**  
**Regular Business Meeting**  
**Monday, February 8, 2016**

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, James Andrus, Ronald McElderry, Christian Green and Ken Bickel. Also present were Engineer Matt Jonas, Zoning Administrator Nathan Miller, Administrative Assistant Tamara Cass and 4 interested members of the public. Board Members Bob Perry and Charles Knight were absent from the meeting.

CALL TO ORDER

Motion by Andrus, Seconded by Green, to approve the January 11th, 2015 minutes, as presented.  
Vote: 5/0

APPROVAL  
OF MINUTES

Tim Will read the response letter from Erie County Department of Planning regarding Askins Enterprises LLC Rezoning Request; Parcel ID Nos. (40) 19-83-10.03-11-11.01-11.02 & 12. Based on the county's review, the proposed Summit Township zoning change appears to be consistent with the Erie County Comprehensive Plan. However, they also noted that the proposed plan does not meet the Summit Township Comprehensive Plan, and stated that if approved the supervisors should amend the comprehensive plan as well.

CORRESPONDENCE

Matt Swanson, of Rabell Surveying & Engineering was present on behalf of J & E Interstate LLC Amended Land Development Plan, 6969 Edinboro Road; Parcel ID No. (40) 1-9-2.01. Swanson noted that the purpose of the amended land development plan is to expand the showroom, show the proposed service buildings and additional paved vehicle display areas. Engineer Jonas noted that Matt Swanson had previously addressed all of his review comments.

J & E  
INTERSTATE  
AMENDED LAND  
DEVELOPMENT  
PLAN

Motion by Green, Seconded by Bickel to recommend approval of the J & E Interstate LLC Amended Land Development Plan, 6969 Edinboro Road; Parcel ID No. (40) 1-9-2.01  
Vote: 5/0

APPROVAL  
RECOMMENDED

Matt Swanson, of Rabell Surveying & Engineering was present on behalf of J & E Interstate LLC Alternate Greenspace Plan, 6969 Edinboro Road; Parcel No. (40) 1-9-2.01. Swanson explained the plan is an alternate as they are proposing to utilize existing vegetation as previously approved with the addition of interior greenspace.

J & E INTERSTATE  
ALTERNATE  
GREENSPACE  
PLAN

Motion by Green, seconded by McElderry, to approve the J & E Interstate LLC Alternate Greenspace Plan, 6969 Edinboro Road; Parcel ID No. (40) 1-9-2.01; as presented.  
Vote: 5/0

APPROVED

Jack Shoemaker, First Order, LLC, was present on behalf of the Scott's Development Co. Minor Subdivision Plan, Parcel ID No. (40) 1-16-88.03. The proposed subdivision plan shows the existing 7.17 acre lot divided with the first lot having 3.75 acres and the second lot having 3.43 acres. Shoemaker explained that the boundaries on the subdivision plan had shifted and thus caused him to submit a revised copy of the subdivision plan. Matt Jonas stated that he had no review comments regarding the revised plan.

SCOTT'S  
DEVELOPMENT  
CO. MINOR  
SUBDIVISION  
PLAN

Motion by McElderry, seconded by Andrus, to recommend approval of the Scott's Development Co. Minor Subdivision plan, Parcel ID No. (40) 1-16-88.03; as presented.  
Vote: 5/0

APPROVAL  
RECOMMENDED

Matt Swanson, of Rabell Surveying & Engineering, LLC, was present on behalf of Summit Family Dentistry Land Development Plan, Parcel ID No. (40) 21-101-53.01. Swanson explained the purpose of the proposed land development plan is to construct a dentist office. James Andrus asked about the height of the retaining wall along the northern property boundary. Swanson stated that the wall is built up roughly 4 feet because of the slope of the land. The retaining wall allows enough room for emergency vehicles to have access on the northern side of the building. Engineer Jonas stated that Matt Swanson had previously addressed all of his review comments.

SUMMIT FAMILY  
DENTISTRY  
LAND  
DEVELOPMENT  
PLAN

Motion by Green, seconded by Andrus to recommend approval of the Summit Family Dentistry Land Development Plan, Parcel ID No. (40) 21-101-53.01; as presented.  
Vote: 5/0

APPROVAL  
RECOMMENDED

Matt Swanson, from Rabell Surveying & Engineering, LLC was present on behalf of the Summit Family Dentistry Alternate Greenspace Plan, Parcel ID No. (40) 21-101-53.01. Swanson explained that this plan is an alternate as it utilizes existing vegetation on the south side of the property. Swanson also noted that they are providing a vinyl fence as screening along a small portion of the northern property boundary, where the retaining wall is located.

SUMMIT FAMILY  
DENTISTRY  
ALTERNATE  
GREENSPACE  
PLAN

Motion by Bickel, seconded by McElderry, to approve the Summit Family Dentistry Alternate Greenspace Plan, Parcel ID No. (40) 21-101-53.01; as presented.  
Vote: 5/0

APPROVED

With no other business to come before the Board, motion was made by Green, seconded by McElderry, to adjourn the meeting at 7:42pm.  
Vote: 5/0

ADJOURNMENT

Respectfully submitted,

Tamara L. Cass  
Administrative Assistant  
2/10/2016

**SUMMIT TOWNSHIP PLANNING COMMISSION**  
**REGULAR BUSINESS MEETING**  
**February 8, 2016**  
**7:00 P.M.**

	Name	Address	City	State	Zip	Phone #
1	Josh Greene	3553 Dundee Rd	Eme	PA	16509	---
2	Jack Shewmaker	3701 William Penn Hwy	Easton	PA	18045	484-274-2780
3	MATTHEW SWANSON	PAEBL SURVEY/ENE	Aurion	PA	16401	756-4384
4	DAVID TREIBER	240 W. 11 <sup>th</sup> Suite B-050	EALE	PA	16509	454-1830
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# **SUMMIT TOWNSHIP PLANNING COMMISSION**

**Regular Business Meeting  
Monday, February 8th, 2016  
7:00 P.M.**

## **AGENDA**

1. **CALL TO ORDER**
2. **APPROVAL OF MINUTES**  
(1/11/2016 Regular Business Meeting)
3. **CORRESPONDENCE** - Letter from Erie County Department of Planning: Askins Enterprises LLC, Rezoning Request
4. **J & E INTERSTATE LLC** - Amended Land Development Plan  
6969 Edinboro Road; Parcel No. (40) 1-9-2.01; B-1 (Business)
5. **J & E INTERSTATE LLC** – Alternate Greenspace Plan  
6969 Edinboro Road; Parcel No. (40) 1-9-2.01; B-1 (Business)
6. **SCOTT'S DEVELOPMENT CO.** - Minor Subdivision Plan  
Parcel No. (40) 1-16-88.03; B-1 (Business)
7. **SUMMIT FAMILY DENTISTRY-** Land Development Plan  
Parcel No. (40) 21-101-53.01; B-1 (Business)
8. **SUMMIT FAMILY DENTISTRY-** Alternate Greenspace Plan  
Parcel No. (40) 21-101-53.01; B-1 (Business)
9. **ADJOURNMENT**