

SUMMIT TOWNSHIP PLANNING COMMISSION
Regular Business Meeting
Monday, September 12th, 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, Ronald McElderry, Christian Green and James Andrus. Also present were Engineer Matthew Jonas, Administrative Assistant Tamara Cass and 5 interested members of the public. Board Members Ken Bickel, Robert Perry, Chuck Knight and Zoning Administrator Nathan Miller were absent from the meeting.

CALL TO ORDER

Motion by Green, Seconded by McElderry, to approve the August 8th, 2016 minutes as presented.
Vote: 4/0

APPROVAL
OF MINUTES

Jim Welka, of Henry T. Welka & Associates, was present on behalf of the Building Systems Inc. Amended Land Development Plan, 7335 Old Perry Highway Parcel ID Nos. (40)11-29-2, 3, 4 & 6, B-1(Business). Welka explained the purpose for the Amended Land Development Plan is to build a 9,120 sq. ft. storage building and a 2,000 sq. ft. storage building and show changes to the customer and employee parking. Welka also stated that they are incorporating four adjacent tax parcels into their main parcel. Will noted that there are no fire hydrants shown on the amended land development plan. Welka stated that he will show fire hydrants on the amended land development plan. Engineer Jonas noted that Jim Welka had previously addressed his review comments.

BUILDING
SYSTEMS INC.
AMENDED LAND
DEVELOPMENT
PLAN

Vote: 4/0

Motion by Green, seconded by Andrus, to recommend approval of the Building Systems Inc. Amended Land Development Plan, Parcel ID No. (40) 11-29-2, 3, 4, & 6, B-1 (Business) as presented.
Vote: 4/0

APPROVAL
RECOMMENDED

Jim Welka, of Henry T. Welka & Associates was present on behalf of the Building Systems Inc. Alternate Greenspace Plan, 7335 Old Perry Highway Parcel ID Nos. (40) 11-29-2, 3, 4, & 6. Welka explained that the plan is an alternate as they do not intend to put a planting strip around the entire perimeter of the property because they are proposing the existing fence and wall to substitute as greenspace. Will noted the greenspace near Route 97 is sparse on the alternate greenspace plan and we would like to see more plantings along Route 97 on the Eastern side of the property along Route 97. Andrus commented that if the fencing and walls were to fall into disrepair, would Building Systems Inc. replace with vegetation. Dan Schaaf from Building Systems Inc. stated that the fence and wall is for security purposes and that Building Systems Inc. maintains the fence and wall to maintain security on site.

BUILDING
SYSTEMS INC.
ALTERNATE
GREENSPACE
PLAN

Vote: 4/0

Motion by Andrus, seconded by McElderry, to approve the The Building Systems Inc. Alternate Greenspace Plan, Parcel ID No. (40) 11-29-2, 3, 4, & 6 B-1 (Business), stipulating that clusters of plantings will be added in the planting strip along Route 97 as well as maintenance to the fencing and greenspace.

APPROVED w/
Stipulations

Vote: 4/0

SUMMIT TOWNSHIP PLANNING COMMISSION

Regular Business Meeting

Monday, September 12, 2016

Page 2

Mike Sanford, of Sanford Surveying & Engineering, P.C. B-1 (Business), was present on behalf of the Scott's Development Company, Parcel ID No. (40) 1-16-88.03 & 88.08, B-1 (Business). Sanford explained the proposed Subdivision plan shows the existing 7.179 acre lot divided with the first lot having 1.920 acres and the second lot having 4.178 acres. In addition, the plans show the remaining 1.081 acres of Parcel ID No. 88.03 being conveyed and incorporated in to parcel No. 88.08, which borders Interstate Drive, making it a total of 4.3285 acres. Sanford explained that the residue of land which is referred to as the 1.920 acres does not meet the lot width to depth ratio. Sanford further explained that it did not meet the ratio because they were avoiding the gas easement, wetlands and high tension wires.

Vote: 4/0

SCOTTS
DEVELOPMENT
COMPANY
SUBDIVISION
PLAN

Motion by McElderry, seconded by Green, to recommend approval of the Amended Land Development Plan, Parcel ID No. (40) 16-88.03 & 88.08, B-1 (Business), as presented.

Vote: 4/0

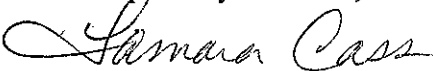
APPROVAL
RECOMMENDED

With no other business to come before the Board, motion was made by Green, seconded by McElderry to adjourn the meeting at 7:17pm.

Vote: 4/0

ADJOURNMENT

Respectfully submitted,



Tamara L. Cass

Administrative Assistant

9/13/2016

SUMMIT TOWNSHIP PLANNING COMMISSION

Regular Business Meeting
Monday, September 12th, 2016
7:00 P.M.

AGENDA

1. **CALL TO ORDER**
2. **APPROVAL OF MINUTES**
(8/8/2016 Regular Business Meeting)
3. **CORRESPONDENCE** - None
4. **BUILDING SYSTEMS INC.** – Amended Land Development Plan
7335 Old Perry Highway, Parcel ID Nos. (40) 11-29-2, 3, 4, 5, & 6 B-1 (Business)
5. **BUILDING SYSTEMS INC.** – Alternate Greenspace Plan
7335 Old Perry Highway, Parcel ID Nos. (40) 11-29-2, 3, 4, 5, & 6 B-1 (Business)
6. **SCOTT'S DEVELOPMENT COMPANY** – Subdivision Plan
Parcel ID Nos. (40) 1-16-88.03 & 88.08, B-1 (Business)
7. **ADJOURNMENT**

SUMMIT TOWNSHIP PLANNING COMMISSION
REGULAR BUSINESS MEETING
September 12, 2016
7:00 P.M.

	Name	Address	City	State	Zip	Phone #
1	JIM WELKA	3200 W. 32 ST	ERIE	PA	16506	833-3900
2	Phos Greene	8553 Dundee Rd	Erie	Pa	16509	—
3	MIKE SANFORD	4721 Atlantic Ave	"	PA	16506	835-0010
4	Donal Tenkillo	240 W. 11 th St. B-050	Erie	Pa	16501	454.1800
5	Don Schaefer	7335 08th	"	"	16509	824 4851
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
21						