

SUMMIT TOWNSHIP PLANNING COMMISSION
Regular Business Meeting
Monday, November 14th, 2016

The Summit Township Planning Commission regular business meeting was called to order by Chairman Tim Will at 7:10 p.m., followed by a salute to the flag. Present were Board Members, Christian Green, Ronald McElderry, Tracey Colvin, and Joel Brennan. Also present were Engineer Matthew Jonas, Zoning Administrator Nathan Miller, Administrative Assistant Tamara Cass and 10 interested members of the public. Board Members Robert Perry, James Andrus and Charles Knight were absent from the meeting.

CALL TO ORDER

Motion by Green, Seconded by McElderry, to approve the October 12th, 2016 minutes as presented.
Vote: 5/0

APPROVAL
OF MINUTES

Matt Jonas, of Summit Township was present on behalf of the Proposed Transportation Plan Amendment. Jonas explained the proposal to close portion of Footmill Road, running north and south between Robison Road and Zwilling Road, and the abandonment of that same portion of the road right-of-way. Discussed in a public hearing immediately preceding this regular business meeting.

PROPOSED
TRANSPORTATION
PLAN AMENDMENT

Motion by Green, seconded by McElderry to recommend approval of the Proposed Transportation Plan Amendment, as presented. Vote: 5/0

APPROVAL
RECOMMENDED

Robert Stewart, of 7300 Old Perry Highway, was present on behalf of, Parcel ID No. 40-12-27-13, I-1(Industrial). The Stewart's are proposing to rezone their recently purchased property Parcel ID No. 40-12-27-13 from I-1 (Industrial) to R-2 (Residential). The intention is to have this vacant property adjoining 1-90 zoned the same as their adjacent 26.74 acre property which surrounds the parcel containing their personal residence. Stewart explained they intend to leave this land vacant and undisturbed much the same as the 26.74 acre parcel, and they did not like the prospect of someone developing a new industrial business on this property within such close proximity of those residential houses.

ROBERT & RITA
STEWART
REZONING

Motion by Green, seconded by McElderry to recommend approval of the Robert & Rita Stewart Rezoning of Parcel ID No. 40-12-27-13, as presented.
Vote:5/0

APPROVAL
RECOMMENDED

Steve Ciacchini, of Whipple Allen Real Estate, was present on behalf Fern Court Partnership Amended Land Development Plan, 7520 Peach Street, Parcel ID No. 40-1-16-85, B-1 (Business). Ciacchini explained that the proposed amended land development plan consists of the existing bar/restaurant (U-pick 6) use as well as the adjoining retail units within the plaza. Ciacchini stated the plan was submitted to show both the existing conditions on site as well as the proposed layout after the expansion of the bar/restaurant would take place, including additional parking spaces that would be needed to accommodate the expansion.

FERN COURT
PARTNERSHIP
AMENDED LAND
DEVELOPMENT
PLAN

Motion by Green, seconded by McElderry, to approve the Fern Court Amended Land Development Plan, 7520 Peach Street, Parcel ID No. 1-16-85, B-1 (Business) as presented.
Vote: 5/0

APPROVAL
RECOMMENDED

Jim Welka, of Henry T. Welka & Associates, was present on behalf of the Erie Marketplace Amended Land Development Plan, Parcel ID No. 40-4-16-62, B-1 (Business). Welka explained the purpose of the land development plan is to clarify the mix of uses, within the existing eight (8) unit plaza building along with their parking requirements. The plan was submitted to show the proposed layout after the "All About Smiles Dental Office" expansion would take place, as well as the existing conditions for the other uses located on the property. Welka also noted that they are working with DDR to consolidate the orphan dumpsters that are behind the plaza into one area that is enclosed. Jonas discussed the sidewalk requirements in the public Right of Ways. Welka explained that they are working with DDR on a sidewalk deferment which is noted on the plan.

ERIE
MARKETPLACE
AMENDED LAND
DEVELOPMENT
PLAN

Motion by Green, seconded by McElderry to recommend approval the Erie Marketplace Amended Land Development Plan, Parcel ID No. 40-4-16-62, B-1 (Business).
Vote: 5/0

APPROVAL
RECOMMENDED

Tim Schaaf, of 6065 Partnership was present on behalf the 8270 Peach Street Alternate Greenspace Plan 8270 Peach Street, Parcel ID No. 40-16-72-20, B-1 (Business). Schaaf explained the plan is being proposed to replace the prior Alternate Greenspace Plan that was approved in July 2015. Schaaf stated that the salt trucks would spray salt on the plantings originally proposed along Peach Street likely killing them, and would like to move the plants back and extend their greenspace along Andrus Road. He also explained that they recently purchased the property south of 8270 Peach Street Plaza and would like to incorporate that area into the greenspace plan. Will stated concern about the greenspace along the southern property boundary along Andrus Road and would like to see 4 or 5 more trees along Andrus Road to hide the hardsurface areas. Tim Schaaf agreed to plant 4 or 5 more trees along Andrus Road, south of their existing secondary access drive.

8270 PEACH
STREET
ALTERNATE
GREENSPACE
PLAN

Motion by McElderry, seconded by Green to approve the 8270 Peach Street Alternate Greenspace Plan, 8270 Peach Street, Parcel ID No. 40-16-72-20, B-1 (Business), conditioned upon 4 or 5 trees being added along Andrus Road south of the existing secondary access drive, and additional landscaping near Peach Street at the southeast corner of their development.
Vote: 5/0

APPROVED
W/CONDITIONS

Mike Sanford, of Sanford Surveying & Engineering, P.C., was present on behalf of the Bianchi Honda Amended Land Development Plan, 8430 Peach Street, Parcel ID No. 40-16-72-33.01, B-1 (Business). Sanford explained the purpose of the amended land development plan is to reflect the smaller proposed size of the service building addition. The plan also reflects a second smaller building addition on the south portion of their dealership. Sanford stated the one way car wash buildings and mechanic garage previously approved have been relocated as shown on the proposed plan. Lastly, Sanford stated that they added a parking area consisting of 170 proposed inventory parking spaces along the western portion of the development. Sanford added that this area will be gravel this winter and will be used as a lay down area for the building contractor until it is paved this coming spring.

BIANCHI HONDA
AMENDED LAND
DEVELOPMENT
PLAN

Motion by Green, Seconded by McElderry to recommend approval of the Bianchi Honda Amended Land Development Plan, 8430 Peach Street, Parcel ID No. 40-16-72-33.01, B-1 (Business) as presented.
Vote :5/0

APPROVAL
RECOMMENDED

Mike Sanford, of Sanford Surveying & Engineering, P.C., was present on behalf of the Scott's I-90 Inc. Subdivision Plan, 7415 Schultz Road, Parcel ID No. 40-12-46-4.04 in-part, B-1 (Business). Sanford explained the proposed plan consists of subdividing the existing 6.028 acre lot parcel into two separate parcels of land. Parcel A would be 2.146 acres and would contain the Days Inn Hotel, and the Residue parcel would be 3.882 acres of vacant land. Green stated that there are accessory structures on the property including a shed and numerous storage container structures that need to be removed prior to the final approval of the plan.

SCOTT'S I-90 INC.
SUBDIVISION
PLAN

Motion by Green, seconded by McElderry, to recommend approval of the Scott's I-90 Inc. Subdivision Plan, 7415 Schultz Road, Parcel ID No. 40-12-46-4.04 in-part, B-1 (Business), conditioned upon removal of all accessory structures prior to Supervisors approval.
Vote: 5/0

APPROVAL
RECOMMENDED
W/CONDITIONS

Mike Sanford, of Sanford Surveying & Engineering, P.C. was present on behalf of the Scott's I-90 Inc. Land Development Plan, 7415 Schultz Road, Parcel ID No. 40-12-46-4.04 in-part, B-1 (Business) & B-2 (Highway Services Business). Sanford explained that there has never been a land development plan for this property. Sanford stated that this land development plan is proposed to show the existing on-site conditions of the Days Inn Hotel as it was developed prior to land development requirements and they needed to show that they meet all township regulations as a result of the above proposed subdivision of the property. The proposed Days Inn Parcel has an adequate amount of parking, but the dumpsters will need to be moved and enclosed onto the hotel's property from the adjoining residue. Jonas discussed sidewalk requirements in the R-O-W and stated pins and corner lines should be shown on the plan. Sanford is requesting a deferment for the sidewalk.

SCOTT'S I-90 INC.
LAND
DEVELOPMENT
PLAN

Motion by McElderry, seconded by Green, to recommend approval of the Scott's I-90 Inc. Land Development Plan, 7415 Schultz Road, Parcel ID No. 40-12-46-4.04, B-1 (Business) & B-2 (Highway Services Business), stipulating compliance with Engineer Jonas' review comments.
Vote: 5/0

APPROVAL
RECOMMENDED
W/CONDITIONS

Mike Sanford, of Sanford Surveying & Engineering, P.C. was present on behalf of the Erie Downs Drive Subdivision Plan, 2222 Downs Drive, Parcel ID No. 40-1-16-87 In-Part, B-1 (Business). Sanford explained the proposed subdivision plan consists of subdividing the existing 5.776 acre parcel into two (2) separate parcels, one parcel will contain the newly constructed Aldi's grocery store development and the Residue Parcel is proposed to be 3.291 acres of vacant land after the subdivision.

ERIE DOWNS
DRIVE
SUBDIVISION
PLAN

SUMMIT TOWNSHIP PLANNING COMMISSION
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Motion by Green, seconded by McElderry to recommend approval of the Eric Downs Drive Subdivision Plan, 2222 Downs Drive, Parcel ID No. 40-1-16-87 In-Part, B-1 (Business).
Vote: 5/0

APPROVAL
RECOMMENDED

With no other business to come before the Board, motion was made by McElderry, seconded by Green to adjourn the meeting at 7:41pm.
Vote: 5/0

ADJOURNMENT

Respectfully submitted,



Tamara L. Cass
Administrative Assistant
11/16/2016

SUMMIT TOWNSHIP PLANNING COMMISSION

Regular Business Meeting
Monday, November 14th, 2016
7:00 P.M.

AGENDA

1. **CALL TO ORDER**
2. **APPROVAL OF MINUTES**
(10/10/2016 Regular Business Meeting)
3. **CORRESPONDENCE** - None
4. **PROPOSED TRANSPORTATION PLAN AMENDMENT** - Proposal to close the portion of Footmill Road, running north and south between Robison Road and Zwilling Road, and the abandonment of that same portion of road right-of-way.
5. **ROBERT & RITA STEWART** – Rezoning requested from I-1 (Industrial) to R-2 (Residential)
Parcel ID No.40-12-27-13, I-1 (Industrial)
6. **FERN COURT PARTNERSHIP** – Amended Land Development Plan
7520 Peach Street, Parcel ID No. 40-1-16-85, B-1 (Business)
7. **ERIE MARKETPLACE** – Amended Land Development Plan
1930 Douglas Parkway, Parcel ID No. 40-4-16-62, B-1 (Business)
8. **8270 PEACH STREET** – Alternate Greenspace Plan
8270 Peach Street, Parcel ID No. 40-16-72-20, B-1 (Business)
9. **BIANCHI HONDA** – Amended Land Development Plan
8430 Peach Street, Parcel ID No. 40-16-72-33.01, B-1 (Business)
10. **SCOTT’S I-90 INC.** – Subdivision Plan
7415 Schultz Road, Parcel ID No. 40-12-46-4.04 In-part, B-1 (Business) & B-2 (Highway Services Business)
11. **SCOTT’S I-90 INC.** – Land Development Plan
7415 Schultz Road, Parcel ID No. 40-12-46-4.04 In part, B-1 (Business) & B-2 (Highway Services Business)
12. **ERIE DOWNS DRIVE** – Subdivision Plan
Parcel ID No. 40-1-16-87, B-1 (Business)
13. **ADJOURNMENT**

**SUMMIT TOWNSHIP PLANNING COMMISSION
REGULAR BUSINESS MEETING
November 14, 2016
7:00 P.M.**

	Name	Address	City	State	Zip	Phone #
1	JIM WELKA	3200 W. 32 St.	Eric	PA	16506	83333900
2	TIM SCHEAF	9385 old farming	ERIC	PA	16509	8644851
3	Steve Cicchini	1625 Lowell Ave.	Eric	Pa	16505	833-1109
4	Tom Greene	8553 Dandridge Rd	Eric.	Pa	16504	---
5	Bob Steuermann	7300 old Pony Highway	Eric	Pa	16509	---
6	JOHN MATKOVICH JR	9043 BENJAMIN RD	ERIC	PA	16509	8259796
7	RAY MATKOVICH	9043 Benjamin Rd	Eric	PA	16509	---
8	MARYANN SULLIVAN	801 DONATROV Rd	ERIC	PA	16509	825-1348
9	JESS LEBEN	8444 Footenille RD	ERIC	PA	16509	520-5621
10	MIKE SANFORD	4721 ATLANTIC AVE	"	"	16506	835-0010
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