

# SUMMIT TOWNSHIP PLANNING COMMISSION

## Regular Business Meeting

Monday, April 10th, 2017

The Summit Township Planning Commission regular business meeting was called to order by Chairman Tim Will at 7:02 p.m., followed by a salute to the flag. Present were Board Members, Christian Green, Ronald McElderry, Bill White, and Alternate Tracey Colvin.

CALL TO ORDER

Also present were Engineer Matthew Jonas, Zoning Administrator Nathan Miller, Administrative Assistant Tamara Cass and 2 interested members of the public. Board Members Joel Brennan, Charles Knight and James Andrus were absent from the meeting.

Motion by Green, Seconded by Colvin, to approve the February 13th, 2017 minutes as presented.  
Vote: 5/0

APPROVAL  
OF MINUTES

Jim Welka, of Henry T. Welka & Associates, was present on behalf of the R & S Clark Family Partnership Land Development Plan, 9740 Peach Street, Parcel ID No. 40-26-103-31, B-1/A-1 (Business/Agricultural). Welka explained the land development plan consists of a conversion of an existing 1,964 sq. ft. residential dwelling into a commercial office/ film studio. The developer proposes to demolish the existing attached residential garage and construct a commercial building addition to serve as the film studio area. The proposed addition will be 387 sq. ft. larger than the original residential garage. Welka stated they are proposing to provide 11 parking spaces as shown on the plan. Green asked about the proposed dumpster location. Engineer Jonas and Zoning Administrator Miller stated the setback requirements for the dumpster enclosure and the minimum enclosure requirements. Welka stated that he will make adjustments to the land development plan in regards to the dumpster placement. Will asked about the access for emergency vehicles on the south side of the building. Welka noted Will's comments and stated that he will make those adjustments to the land development plan. Bill White discussed the specifics of the building code in regard to the requirements for the 2<sup>nd</sup> floor loading that needs to be met if he intends to use both floors commercially. Welka stated that no residential use is proposed on the property, and the use will strictly be for an office and video production facility.

R&S CLARK FAMILY  
PARTNERSHIP LAND  
DEVELOPMENT PLAN

Motion by Green, seconded by Colvin, to recommend approval of the R & S Clark Family Partnership Land Development Plan, 9740 Peach Street, Parcel ID No. 40-26-103-31, B-1/ A-1 (Business/Agricultural), conditioned upon increasing the stabilized grass area to better accommodate the turning of emergency vehicles and relocating the dumpster enclosure to meet the building setback requirements.

APPROVAL  
RECOMMENDED W/  
CONDITIONS

Vote: 5/0

Jim Welka, of Henry T. Welka & Associates, was present on behalf of the R & S Clark Family Partnership Alternate Greenspace Plan, 9740 Peach Street, Parcel ID No. 40-26-103-31, B-1/ A-1 (Business/Agricultural). Welka stated that this plan is an alternate greenspace plan as they are proposing to utilize existing vegetation and woodland areas on the north, west and south sides of the property to meet some of the requirements. In addition, they are proposing a landscaping area in the front of the building, as well as a 5' planting strip along the Peach Street R-O-W to meet the rest of the requirements. McElderry asked if there were any trees included in the planting strip along Peach Street. Welka explained that they will add 5 trees and make the appropriate revisions on the Alternate Greenspace plan.

R&S CLARK FAMILY  
PARTNERSHIP  
ALTERNATE  
GREENSPACE PLAN

Motion by Green, seconded by White, to approve the R & S Clark Family Partnership Alternate Greenspace Plan, 9740 Peach Street, Parcel ID No. 40-26-103-31, B-1/ A-1 (Business/Agricultural) conditioned upon 5 trees being added in the planting strip along Peach Street.

APPROVED W/  
CONDITIONS

Vote: 5/0

SUMMIT TOWNSHIP PLANNING COMMISSION

Regular Business Meeting

Monday, April 10, 2017

Page 2

Miller stated that he reviewed the planning module submitted by David Laird Associates and although they have to correct a few minor errors, he has determined it to be a complete submittal. Green acknowledged that he would sign the Ziegler Planning Module on behalf of the Planning Commission, as the secretary.

ZIEGLER PLANNING  
MODULE

Motion by Green, seconded by McElderry to authorize the secretary's signature of the Ziegler Planning Module, 8660 Old French Road, Parcel ID No. 40-15-85-20, In-Part, R-1 (Residential).

SIGNATURE  
AUTHORIZED

Vote: 5/0

With no other business to come before the Board, motion was made by McElderry, seconded by Green to adjourn the meeting at 7:12pm.

ADJOURNMENT

Vote: 5/0

Respectfully submitted,



Tamara L. Cass

Administrative Assistant

4/11/2017

# **SUMMIT TOWNSHIP PLANNING COMMISSION**

**Regular Business Meeting**  
**Monday, April 10, 2017**  
**7:00 P.M.**

## **AGENDA**

1. **CALL TO ORDER**
2. **APPROVAL OF MINUTES**  
(2/13/2017) Regular Business Meeting
3. **R & S CLARK FAMILY PARTNERSHIP** – Land Development Plan  
9740 Peach Street, Parcel ID No. 40-26-103-31, B-1/ A-1 (Business/Agricultural)
4. **R & S CLARK FAMILY PARTNERSHIP** – Alternate Greenspace Plan  
9740 Peach Street, Parcel ID No. 40-26-103-31, B-1/A-1 (Business/Agricultural)
5. **ADJOURNMENT**

**SUMMIT TOWNSHIP PLANNING COMMISSION**  
**REGULAR BUSINESS MEETING**  
**April 10th, 2017**  
**7:00 P.M.**

	Name	Address	City	State	Zip	Phone #
1	Josh Greene	8553 Dundee Rd	Eric	Pa	16509	—
2	Jim Melka	3200 W. 32 St.	Eric	PA	16506	—
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