

SUMMIT TOWNSHIP PLANNING COMMISSION

Regular Business Meeting

Monday, July 10th, 2017

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, Christian Green, James Andrus, Bill White and Alternate Tracey Colvin. Also present were Engineer Matthew Jonas, Zoning Administrator Nathan Miller, Administrative Assistant Tamara Cass and 3 interested members of the public. Board Members Joel Brennan, Charles Knight and Ron McElderry were absent from the meeting.

CALL TO ORDER

Motion by Green, Seconded by Will, to approve the June 12th, 2017 minutes as presented.

Vote: 3/0/2

APPROVAL
OF MINUTES

Tracey Colvin and James Andrus abstained because they were not in attendance of the June 12th meeting.

Joe Palermo, of PLP X, LP was present on behalf of the PLP X, LP Rezoning Request, Parcel ID No. 40-1-7-1.05, T-1(Transitional) / R-2 (Residential). Palermo explained that they are requesting to rezone a 1.68 acre portion of property they recently purchased from R-2 (Residential) to T-1(Transitional). The recent subdivision plan conveyed the 1.68 acre piece from the previous owners to PLP X, LP to be an integral part of Parcel ID No. 40-1-7-1.05. Palermo stated the ultimate intention is to have this parcel zoned 100% T-1 (Transitional) to increase the additional acreage of the overall T-1 property for the possibility of allowing for 11 more dwelling units in the Copperleaf mixed use development.

PLP X LP
REZONING REQUEST

Motion by Green, Seconded by Andrus, to recommend approval of the PLP X LP Rezoning request, Parcel ID No. 40-1-7-1.05, T-1 (Transitional) / R-2 (Residential) as presented.

Vote:5/0

APPROVAL
RECOMMENDED

Joe Palermo, of PLP X, LP was present on behalf of the Copperleaf Phase 2 Land Development Plan, Parcel ID No. 40-1-7-1.05, T-1 (Transitional) / R-2 (Residential). Palermo explained that this plan is phase 2 of the Copperleaf development and it is proposed to consist of one (1) thirty (30) unit apartment building and two (2) ten (10) unit townhouse apartment buildings for a total of fifty (50) proposed residential units. In addition, the developer is also proposing two (2) twenty-two (22) car garage buildings for the residential tenants. White suggested that the developers should add an emergency turn around at the western end of the proposed second phase to ensure that emergency vehicles could safely travel through the development if the full build out wasn't reached. White also noted he would like to see it added on the land development plan. Discussion regarding the emergency turn-around ensued.

COPPERLEAF PHASE 2
LAND DEVELOPMENT
PLAN

Motion by Green, seconded by Andrus to recommend approval of the Copperleaf Phase 2 Land Development Plan, Parcel ID No. 40-1-7-1.05, T-1 (Transitional) / R-2 (Residential) with stipulations that they add an emergency turn around at the western end of the proposed second phase and clearly show it on the land development plan.

Vote: 5/0

APPROVED w/
STIPULATIONS

Miller presented proposed amendments to multiple sections of the existing zoning ordinance for review and discussion. The discussion ensued with input from the board as well as the public.

DISCUSSION
CONCERNING THE
PROPOSED
AMENDMENTS TO THE
SUMMIT TOWNSHIP
ZONING ORDINANCE

With no other business to come before the Board, motion was made by Green, seconded by Andrus to adjourn the meeting at 9:26pm.

Vote: 5/0

ADJOURNMENT

Respectfully submitted,

Tamara L. Cass
Administrative Assistant
7/12/2017

SUMMIT TOWNSHIP PLANNING COMMISSION

Regular Business Meeting

Monday, July 10, 2017

7:00 P.M.

AGENDA

1. **CALL TO ORDER**
2. **APPROVAL OF MINUTES**
(6/12/2017) Regular Business Meeting
3. **PLP X, LP** – Rezoning Request from R-2 (Residential) to T-1(Transitional)
Parcel ID No. 40-1-7-1.05, R-2 (Residential)
4. **COPPERLEAF PHASE 2** – Land Development Plan
Parcel ID No. 40-1-7-1.05, B-1 (Business)
5. **DISCUSSION CONCERNING THE PROPOSED AMENDMENT TO THE SUMMIT TOWNSHIP ZONING ORDINANCE**
6. **ADJOURNMENT**

**SUMMIT TOWNSHIP PLANNING COMMISSION
REGULAR BUSINESS MEETING**

July 10th, 2017

7:00 P.M.

	Name	Address	City	State	Zip	Phone #
1	Thos Greene	8553 Dundee Rd	Evie	Pa	16809	—
2	Joe Alzani	2500 Alzani Dr	EPPE	PA	16506	
3	JIM CHODAKIS	9181 CEDFORDMAN RD	WATGALSON	PA	16114	
4						
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
21						