

SUMMIT TOWNSHIP PLANNING COMMISSION

Regular Business Meeting

Monday, April 9, 2018

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 Bill White, Ron McElderry, Christopher Friday and Christian Green. Also present were Engineer Matthew Jonas, Zoning Administrator Nathan Miller and five (5) interested members of the public. Board Members James Andrus, Tracey Colvin, Alternate Member Joel Brennan, and Staff Secretary Tamara Cass were absent from the meeting.

CALL TO ORDER

Motion by McElderry, seconded by Friday, to approve the March 12, 2018 minutes as presented.

APPROVAL
OF MINUTES

Vote: 5/0

John Laird, of David Laird and Associates, was present on behalf of the Hawkeye Hotels Land Development Plan, Parcel ID No. 40-001-016.0-087.02, B-1 (Business). Laird explained that this proposed Land Development Plan shows a 21,435 sq. ft., 151 room hotel with associated parking and underground stormwater management facility. Green asked that the plan be changed to show the nearest fire hydrant which needs to be within 500 feet, and to include the Township's standard light pollution note. Laird stated that he would make those corrections. McElderry highlighted comments, included in Engineer Jonas' review letter, that highlighted concerns of the underground stormwater management facility being located so close to the rear property line and within the foundation load bearing area of the proposed hotel. Laird acknowledged that he has been made aware these concerns and is looking at the possibility of moving the location of the underground stormwater detention facility to the front (south) of the proposed hotel to address these concerns.

HAWKEYE HOTELS LAND
DEVELOPMENT PLAN

Motion by Green, seconded by McElderry, to recommend approval of the Hawkeye Hotels Land Development Plan, Parcel ID No. 40-001-016.0-087.02, B-1 (Business), conditioned upon the items addressed by the commission being corrected.

APPROVAL
RECOMMENDED WITH
CONDITIONS

Vote: 5/0

John Laird, of David Laird and Associates, was present on behalf of the Hawkeye Hotels Land Development Plan, Parcel ID No. 40-001-016.0-087.02, B-1 (Business). Laird explained that this is an alternate greenspace plan as the developer doesn't have any plantings proposed within the five foot perimeter strip. Chairman Will asked why the developer doesn't have any plantings proposed along the perimeter being that they have so many additional proposed interior plantings than are required by ordinance. Laird stated that he didn't feel that his client would have any issues with adding plantings within the five feet perimeter strip. Friday commended the developer for going so far above and beyond on the proposed interior greenspace to beautify the project, but he agreed that some plantings should be placed in the five foot perimeter strip.

HAWKEYE HOTELS
ALTERNATE GREENSPACE
PLAN

Motion by Friday, seconded by McElderry, to approve the Hawkeye Hotels Alternate Greenspace Plan, Parcel ID No. 40-001-016.0-087.02, B-1 (Business), conditioned upon the perimeter plantings being added to the plan.

APPROVED WITH
CONDITIONS

Vote: 5/0

Mike Sanford, of Sanford Surveying and Engineering, was present on behalf of the Copperleaf Final Land Development Plan, Parcel ID No. 40-001-007.0-001.05, T-1 (Transitional). Sanford explained that the proposed final land development plan is to reflect the proposed final phase of the development which includes four additional residential

COPPERLEAF FINAL LAND
DEVELOPMENT PLAN

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townhome units in the last “row house structure” as per a Variance granted by the Zoning Hearing Board on March 20, 2018. Sanford noted with this addition the entire final plan, which includes Phases one through three, consists of five 10-unit Townhouse Apartment buildings, three 30-unit apartment buildings, one 14 Unit Townhouse apartment building, two mixed use buildings containing 4 residential loft apartments over 4,000 sq. ft. of commercial uses, one mixed use building with 6 residential loft units over 4,168 sq. ft. of commercial uses, five detached garage buildings comprised of no more than 24 individual garage spaces per each building, a clubhouse/office building, a maintenance building and the required associated parking. Chairman Will noted that with all the variations and phases of plans for this development that have come before the Commission, they believe most of their comments and concerns have been addressed along the way. However, Will stated the Commission feels that the size, scope and speed of this development has reached a point which requires sidewalk to be constructed along the public road right-of-way and that a waiver of that requirement was no longer applicable. Sanford asked if the Commission meant along the entire border of his client’s property fronting Edinboro Road and Zuck Road, or if they intended the sidewalk to run east along Edinboro Road and then north along Zuck Road stopping at their driveway off of Zuck Road. Friday commented that the Commission desires the sidewalk to be constructed along the entire border of the subject property fronting Edinboro Road and Zuck Road. Friday further noted that as a transportation planner by trade, which often involves planning for pedestrian travel, it is his professional opinion that the sidewalk is needed for a development of this size and that it will be heavily utilized. He also added that pedestrian travel improvements are a major recommendation of the ongoing Edinboro Road Corridor Study.

Motion by McElderry, seconded by Green, to recommend approval of the Copperleaf Final Land Development Plan, Parcel ID No. 40-001-007.0-001.05, T-1 (Transitional), conditioned upon sidewalk being shown on the plan, financially secured and constructed along the public right-of-way of both Edinboro Road and Zuck Road abutting the subject property.

APPROVAL
RECOMMENDED WITH
CONDITIONS

Vote: 5/0

Mike Sanford, of Sanford Surveying and Engineering, was present on behalf of the Copperleaf Alternate Greenspace Plan, Parcel ID No. 40-001-007.0-001.05, T-1 (Transitional). Sanford explained that the proposed alternate greenspace plan is being submitted exactly as it has been previously approved except for the reflection of the newest proposed building and parking changes/additions on the plan. Green stated that the plan is well done and along the borders of the development the plan exceeds the intent of the ordinance, but the Commission would like to see the addition of the planters in front of the mixed-use buildings. He noted that this was a requirement when they approved the last iteration of the plan and they would like to see them added on this one too.

COPPERLEAF ALTERNATE
GREENSPACE PLAN

Motion by Green, seconded by McElderry, to approve the Copperleaf Alternate Greenspace Plan, Parcel ID No. 40-001-007.0-001.05, T-1 (Transitional), conditioned upon greenspace planters being added to the plan in front of the mixed-use buildings.

APPROVED WITH
CONDITIONS

Vote: 5/0

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Matt Swanson, of Rabell Surveying and Engineering, was present on behalf of the J & E Interstate, LLC Amended Land Development Plan, 6969 Edinboro Road, Parcel ID No. 40-001-009.0-002.01, B-1 (Business). Swanson explained that this proposed amended land development plan shows the addition of both a proposed 18' x 48' (864 sq. ft.) commercial building addition and a 2' x 12' (144 sq. ft.) commercial building addition with associated parking for both. Friday stated that the only comment that the Commission has regarding this amended plan, which is in very close proximity to the Copperleaf development, is that they desire sidewalk to be constructed along the entire western portion of the subject property fronting the Edinboro Road public right-of-way. Friday again noted that pedestrian travel improvements are a major recommendation of the ongoing Edinboro Road Corridor Study.

J&E INTERSTATE, LLC
AMENDED LAND
DEVELOPMENT PLAN

Motion by Friday, and seconded by McElderry, to recommend approval of the J & E Interstate, LLC Amended Land Development Plan, 6969 Edinboro Road, Parcel ID No. 40-001-009.0-002.01, B-1 (Business), conditioned upon sidewalk being shown on the plan, financially secured and constructed along the public right-of-way of Edinboro Road abutting the subject property.

APPROVAL
RECOMMENDED WITH
CONDITIONS

Vote: 5/0

Matt Swanson, of Rabell Surveying and Engineering, was present on behalf of the J & E Interstate, LLC Alternate Greenspace Plan, 6969 Edinboro Road, Parcel ID No. 40-001-009.0-002.01, B-1 (Business). Swanson explained that the developer is proposing to utilize existing vegetation on the subject property to meet the greenspace requirements as they have done for multiple prior approvals. He noted that this plan contains a few additional plantings that are proposed in front of the existing showroom.

J&E INTERSTATE, LLC
ALTERNATE GREENSPACE
PLAN

Motion by Green, seconded by Friday, to approve the J & E Interstate, LLC Alternate Greenspace Plan, 6969 Edinboro Road, Parcel ID No. 40-001-009.0-002.01, B-1 (Business), as presented.

APPROVED

Vote: 5/0

Zoning Administrator Miller presented proposed amendments to multiple sections of the existing zoning ordinance for review and discussion. Discussion ensued with input from the board, Miller, Engineer Jonas, as well as the public. The board agreed that the changes suggested to be made during their discussion should be completed and they would take the upcoming month to further review the proposed changes.

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 Friday to adjourn the meeting at 9:35 pm.

ADJOURNMENT

Vote: 5/0

Respectfully submitted,



Nathan R. Miller
Zoning Administrator
5/08/2018

SUMMIT TOWNSHIP PLANNING COMMISSION

Regular Business Meeting

Monday, April 9th, 2018

7:00 P.M.

AGENDA

1. **CALL TO ORDER**
2. **APPROVAL OF MINUTES**
(3/12/2018) Regular Business Meeting
3. **CORRESPONDENCE**- none
4. **HAWKEYE HOTELS** – Land Development Plan
Parcel ID No. 40-001-016.0- 087.02, B-1 (Business)
5. **HAWKEYE HOTELS**- Alternate Greenspace Plan
Parcel ID No. 40-001-016.0-087.02, B-1 (Business)
6. **COPPERLEAF** – Final Land Development Plan
Parcel ID No. 40-001-007.0-001.05, T-1 (Transitional)
7. **COPPERLEAF** – Alternate Greenspace Plan
Parcel ID No. 40-001-007.0-001.05, T-1 (Transitional)
8. **J & E INTERSTATE, LLC** – Amended Land Development Plan
6969 Edinboro Road, Parcel ID No. 40-001-009.0-002.01, B-1 (Business)
9. **J & E INTERSTATE, LLC** – Alternate Greenspace Plan
6969 Edinboro Road, Parcel ID No. 40-001-009.0-002.01, B-1 (Business)
10. **PROPOSED AMENDMENT TO THE SUMMIT TOWNSHIP ZONING ORDINANCE**
11. **ADJOURNMENT**

**SUMMIT TOWNSHIP PLANNING COMMISSION
REORGANIZATION / REGULAR BUSINESS MEETING**

April 9, 2018
7:00 P.M.

	Name	Address	City	State	Zip	Phone #
1	Thos Greene	8553 Jundooly	Erie	PA	16508	—
2	MATTHEW SWANSON	10560 WALNUT ST	AUBION	PA	16401	756-4384
3	Mike Sanford	4771 ATLANTIC AVE	ERIE	PA	16506	835-0010
4	John Laird	1557 West 26 TH ST.	Erie	PA	16508	456-0330
5	Darryl Terrell	2930 W. 23 rd St	ERIE	PA	16506	454-1820
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