

**SUMMIT TOWNSHIP PLANNING COMMISSION**  
**Regular Meeting**  
**Monday, September 10, 2018**

The Summit Township Planning Commission regular business meeting was called to order by Chairman Tim Will at 7:05 p.m., followed by a salute to the flag. Present were Board Members, Tracey Colvin, Ron McElderry and Christian Green. Also present were Engineer Matthew Jonas, Zoning Administrator Nathan Miller, Staff Secretary Tamara Cass and nineteen (19) interested members of the public. Board Members James Andrus, Bill White and Alternate Joel Brennan, were absent from the meeting.

CALL TO ORDER

Motion by McElderry seconded by Green, to approve the August 13, 2018 minutes as presented.  
Vote: 4/0

APPROVAL  
OF MINUTES

William Steff, of the Summit Township Sewer Authority, and Chad Yurisc, of Greenman Pedersen, Inc., were present on behalf of Summit Township Sewer Authority Component 4A Planning Module. Steff explained the project consists of construction of approximately 1,500 feet of 12" gravity sanitary sewer parallel to the existing 12" gravity sanitary sewer on Old Perry Highway and the project also plans for the construction of a 1-million-gallon equalization tank on the east side of Old Perry Highway. Steff provided an in-depth presentation on the history of the sewer system in this area and how the growth of housing development and commercial development has impacted their system. Steff explained, peak flow from Summit Township Sewer Authority conveyance system at the Route 97 connection point with Millcreek Township is limited to 3.6 million gallons per day or 2,500 gallons per minute per intermunicipal agreements with Millcreek Township and the City of Erie. Steff noted as documented in the 2017 Chapter 94 Report, peak flows of 1,600 gallons per minute were recorded at the Route 97 Pump Station during a storm event in the fall of 2017. When considering upgrades to the Meadows Pump Station that are currently underway to increase its capacity to 500 gallons per minute, and the Holly Acres Pump Station with a capacity of 125 gallons per minute, peak flows at the Millcreek Township connection point could feasibly reach 2,225 gallons per minute in the near future. Therefore, the Sewer Authority is proactively planning for the construction of an equalization tank to prepare for the need to mitigate. Steff said they have researched several different options on how to solve the problem of stormwater infiltration into the sewer system. The system that Sewer Authority is proposing seemed to be the best option for what they need. Steff has looked into putting in another pump station but he said it wouldn't be cost effective. Steff also explained the additional cost to have a cover or a seal on the system, would be another 3.2 million dollars. Bruce Swanson, 7103 Harvest Moon Drive, asked about the height of the walls of the sewer basin. Steff replied that the walls will be 3 feet in height. Swanson asked if the tank is going to be inspected and if there will be a regular maintenance schedule. Steff stated that the Authority will mow and maintain the site during the work week and are not operating on Saturdays when people like to sleep in or on Sundays when people have picnics, he feels they will be a very quiet neighbor. Swanson asked about odor, how prevalent will it be and what steps will be taken to eliminate the odor. Steff said that he doesn't anticipate any odors as the majority of the water will be from rainfall events, and we will handle the situation as it arises. Rita Stewart, 7300 Old Perry Highway, asked about what kind of back up electrical system do we have in place when we have a power outage. Steff replied that the Sewer Authority has several generators on hand that they would use if need be. Pat Lacey, 6141 Old Perry Highway, asked if a large pipe going into Millcreek is the better solution rather than the proposed storage facility. Steff reiterated that we are only allowed so many gallons per contract with Millcreek and the City of Erie. Tim Bayhurst, 6171 Old Perry Highway, expressed his concern about having his

REVIEW OF THE  
SUMMIT TOWNSHIP  
SEWER AUTHORITY  
COMPONENT 4A  
PLANNING MODULE

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water well being damaged during the digging of the basin. He also discussed the methane gas problem that he had encountered along Old Perry Highway and discussed the response of the Sewer Authority during other backflow events and the proper procedures of decontamination of sewage that has spilled on the ground. Steff said he was aware of the issue that Tim Bayhurst referenced, but he does not believe it took until hours later, rather he thinks his staff responded to it immediately after being notified. Steff apologized for any inconvenience that incident may have caused. Denise Kocharczyk, 7181 Old Perry Highway, asked about the odors and how are they being proactive to prevent the odor from appearing. Steff said that they could possibly address the issues as they arise. Steff does not anticipate any odor discharge. Kocharczyk also expressed concern about the lighting pollution and cutting of trees and elimination of wooded area. Steff replied the Sewer Authority will make sure the lighting glare will not be an issue and he will put up a fence, add trees and greenspace. Bob Stewart, 7300 Old Perry Highway, asked about how we would handle a 100-year- storm event. Engineer Yurisic said there would be a few options such as first, they could distribute more gallons than what is agreed upon with Millcreek resulting in fines from Millcreek, secondly, they could reduce the rate they were pumping and sewage would most likely backup in peoples' basements, and lastly, they could allow the basin to fill with the possibility of overflow resulting in sewage on the surface of the ground and possible fines from the DEP. Deb Sobina, 6001 Old Perry Highway, had questions about setbacks and the "sewage lagoon" Zoning Administrator Miller explained the proposed use of sewage equalization basin has been determined to be the same as sewage lagoon, which the Summit Township Ordinance lumps into a use category title "Water Recreation and Storage" He stated the water recreation and storage use is permitted in the R-2 (Residential) District as a Special Exception Use. Miller said based upon the criteria, the sewage lagoon would need to meet all the setback requirements including the 50 foot front yard setback off of Old Perry Highway, the 50 foot front yard setback off of Harold Road and the 50 foot front yard setback off of the Queens Blvd. Right-of-way, which the current design does not meet. The water recreation and storage special exception use has not been applied for yet by the Summit Township Sewer Authority, nor has the special exception use been granted by the Summit Township Zoning Hearing Board as of this date.

Yurisic explained the purpose of this meeting was to present to the board that this is what the Summit Township Sewer Authority needs to do, he would like to confirm the site, and to submit Phase 1 of Summit Township Sewer Authority Component 4A Planning Module to the next step, however they are aware that they would need to apply for a Special Exception Use and redesign their system to meet the required setbacks.

Colvin suggested that Best Management Practices should be taken into consideration when it comes to light pollution, odor elimination and proper screening.

Motion by McElderry, seconded by Green to recommend approval of the Summit Township Sewer Authority Component Component 4A Planning Module conditioned upon providing Best Management Practices for light pollution, odor elimination and property screening.

Vote: 4/0

APPROVAL  
RECOMMENDED WITH  
CONDITIONS

Randy Bebout, of T.Y. Lin International was present on behalf of McDonalds USA, LLC Land Development Plan, 7855 Perry Highway, Parcel ID Nos. 40-012-046.0-003.00, 003.03 & 003.04, B-1 (Business). Bebout explained the owners are proposing on the plan that Parcel ID Nos. 40-012-046.0-003.00 (old BP Gas Station) and 40-012-046.0-003.03 to be conveyed to and become an integral part of Parcel ID No. 40-012-046.0-003.04. Bebout said they intend to demolish the

MCDONALDS,USA  
LLC LAND  
DEVELOPMENT  
PLAN

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old BP gas station and add a proposed new access to Route 97 (Perry Highway). The proposed land development plan shows the existing and proposed access to Perry Highway as well as 4 additional parking spaces (54 spaces required, they have 62 existing spaces and 66 spaces are being proposed.) Bebout explained the footprint of the McDonalds restaurant will not change, however the layout of the associated parking has been reconfigured. McElderry asked about the high rise sign that is on the property that belongs to the gas station. Randy stated that McDonalds is proposing to demolish that high rise sign. Randy provided pictures of the proposed exterior look after the remodel. Green asked about the proposed location of the marginal access way, Randy stated he is open to suggestion as the shown location is not ideal for thru traffic. The commission thought the access way would work best to line up with the Motel 6 traffic pattern to the north. Randy stated he thinks that their suggested location is ideal.

Motion by Green, seconded by McElderry to recommend approval of the McDonalds, USA LLC Land Development Plan, 7855 Perry Highway, Parcel ID Nos. 40-012-046.0-003.00, 003.03-003.04, B-1 (Business) with the condition of relocating the marginal access to the agreed upon location lining it up with Motel 6 traffic patterns.

APPROVAL  
RECOMMENDED  
WITH CONDITIONS

Vote: 4/0

Randy Bebout, of Tylin International was present on behalf of McDonalds USA, LLC Alternate Greenspace Plan, 7855 Perry Highway, Parcel ID No. 40-012-046.0-003.00, 003.03-003.04, B-1 (Business). Bebout explained that this is an alternate greenspace plan as the developer is proposing to utilize the existing landscaping strips along the southern, eastern and northern boundaries, and these strips are not comprised of a mixture of grass, trees and shrubs. The total proposed greenspace area is 20,629 sq. ft., which is an additional 7,116 sq. ft. of added green space area over what is on the site currently.

MCDONALDS USA,  
LLC ALTERNATE  
GREENSPACE PLAN

Motion by Green, seconded by Colvin to approve the McDonalds, USA, LLC Alternate Greenspace Plan, 7855 Perry Highway, Parcel ID Nos. 40-012-046.0, 003.00, 003.03- & 003.04, B-1 (Business).

APPROVED

Vote: 4/0

Mike Sanford, of Sanford Surveying and Engineering, was present on behalf of the Joel and Brittany Brennan Amended Land Development Plan, Parcel ID Nos. 40-016-072.0-024.00 & 025.00, B-1 (Business). Sanford explained that the owners are proposing to consolidate Parcel ID No. 40-016-072.0-024.00 and Parcel ID No. 40-016-072.0-025.00. Sanford stated that this land development plan shows the addition of six (6) proposed parking spaces and an expansion of the existing commercial driveway. He noted the zoning requirements for parking for the Tattoo Parlour is 1.5 spaces for each chair, and with 5 chairs the total parking required is 7.5 parking spaces. With the additional parking spaces the total number of parking spaces will be 14, which exceeds the zoning requirements. The Brennan's have requested a deferral of construction of sidewalks until the time Summit Township deems the construction of sidewalks is necessary, this is noted on the land development plan. Sanford explained that the easements that are shown on the plan are private agreements between neighbors. McElderry asked about the zig zag marginal access road. He asked if the owners could straighten the access road proposed on the plan and move it along the western property boundary to make a better planned layout for the future. Sanford said it was not required in the ordinance but he could show the marginal access road along the property line along the west edge of the property.

JOEL AND BRITTANY  
BRENNAN AMENDED  
LAND  
DEVELOPMENT  
PLAN

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Motion by Green, seconded by McElderry, to recommend approval of the Joel and Brittany Brennan Amended Land Development Plan, Parcel ID Nos. 40-016-072.0-024.00 & 025.00, B-1 (Business) conditioned upon straightening the marginal access way and relocating it along the rear (west) property line  
Vote: 4/0

APPROVAL  
RECOMMENDED  
WITH CONDITIONS

Mike Sanford, of Sanford & Associates, was present on behalf of the Joel and Brittany Brennan Alternate Greenspace Plan, Parcel ID Nos. 40-016-072.0-024.00 & 025.00, B-1 (Business). Sanford provided an updated revised plan to the board. Sanford explained that it is an alternate as they are proposing to utilize existing vegetation along the western border of the property. Sanford also stated they are proposing a rain garden as a stormwater alternative. Jonas said a note should be added to the plan indicating if the existing fence on the northern boundary goes away then it needs to be replaced. Ron would like to see additional plantings shown on the southern property line, a planting bed added along the northern property line, and more landscaping in front of the 8310 Peach Street dwelling.

JOEL AND BRITTANY  
BRENNAN  
ALTERNATE  
GREENSPACE PLAN

Motion by McElderry, seconded by Green, to approve the Joel and Brittany Brennan Alternate Greenspace Plan, Parcel ID Nos. 40-016-072.0-024.00 & 025.00, B-1 (Business), conditioned upon the additional plantings called out by the Commission being added to the plan.  
Vote: 4/0

APPROVED WITH  
CONDITIONS

The Comprehensive Plan update was presented by Zoning Administrator Nathan Miller. Miller stated that the supervisors held a public hearing on August 14, 2018 and subsequently adopted the Comprehensive Plan on August 20, 2018. Environmental Planning and Design (EPD) is currently procuring print quotes per Township specs. Laurie Mahoney of 1316 Cedar Ridge Drive, expressed her concern about the zoning changes in the R-1 (Residential) District in the Comprehensive Plan. Miller had explained that the Township had several monthly meetings with the Comprehensive Plan Steering Committee, several public meetings that were open for discussion, a Public Hearing and a formal supervisor meeting regarding the Comprehensive Plan draft. The Board of Supervisors ultimately determined it was critical that the Comprehensive Plan reflect the majority desires of the current residents and property owners, and they believed the draft had done that, so they voted on August 20, 2018 to adopt the plan. Further discussion ensued regarding the timeline and process of zoning ordinance changes that were a major recommendation of the plan.

COMPREHENSIVE  
PLAN UPDATE

With no other business to come before the Board, motion was made by Green, seconded by McElderry, to adjourn the meeting at 9:17p.m.  
Vote: 4/0

ADJOURNMENT

Respectfully submitted,

Tamara Cass  
Staff Secretary  
9/25/18

# SUMMIT TOWNSHIP PLANNING COMMISSION

Regular Business Meeting  
Monday, September 10, 2018  
7:00 P.M.

## AGENDA

1. **CALL TO ORDER**
2. **APPROVAL OF MINUTES**  
(8/13/2018) Regular Business Meeting
3. **CORRESPONDENCE**- None
4. **REVIEW OF THE SUMMIT TOWNSHIP SEWER AUTHORITY COMPONENT 4A PLANNING MODULE**
5. **MCDONALD'S, USA, LLC** – Land Development Plan  
7855 Perry Highway, Parcel ID Nos. 40-012-046.0-003.03 & 003.04, B-1 (Business)
6. **MCDONALD'S USA, LLC** – Alternate Greenspace Plan  
7855 Perry Highway, Parcel ID Nos. 40-012-046.0-003.03 & 003.04, B-1 (Business)
7. **JOEL AND BRITTANY BRENNAN**– Amended Land Development Plan  
8320 Peach Street, Parcel ID Nos. 40-016-072.0-024.0 & 025.00, B-1 (Business)
8. **JOEL AND BRITTANY BRENNAN** – Alternate Greenspace Plan  
8320 Peach Street, Parcel ID Nos. 40-016-072.0-024.0 & 025.00, B-1 (Business)
9. **COMPREHENSIVE PLAN UPDATE**
10. **ADJOURNMENT**

SUMMIT TOWNSHIP PLANNING COMMISSION  
REGULAR BUSINESS MEETING  
September 10, 2018  
7:00 P.M.

	Name	Address	City	State	Zip	Phone #
1	RAVON BEROOT	255 EAST AVE <del>ROCHESTER</del>	Rochester	NY	14604	585-512-2000
2	Mos Greene	8553 Dundee Rd	Erie	PA	16509	
3	Bob STEWART	7300 Old Perry Highway	Erie	PA	16509	
4	Chad Yupsic	8 Gibson ST NE	Summit Twp	PA		725-8659
5	Bill Steff	8890 Old French Rd	Erie	PA	16509	868-4405
6	RITA STEWART	7300 Old Perry Hwy	Erie	PA	16509	
7	Kirk STEWART	7310 Old Perry Hwy	Erie	PA	16503	844-90 3629
8	Diane Swanson	7103 Harvest Moon Dr.	Erie	PA	16509	
9	Bruce Swanson	7103 " " "	Erie	PA	16509	
10	Janet Glover	150 Harold Rd.	Erie	PA	16509	882-4587
11	Mike Glover	" " "	Erie	PA	16509	440-0039
12	LAURIE MAHONEY	1316 CEMK RIDGE DRIVE	Erie	PA	16509	814-572-7200
13	Pat Lacey	6141 Old Perry Hwy	Erie	PA	16509	864-9409
14	Deb Sabine	6001 Old Perry Hwy	Erie	PA	16509	814-571-4077
15	Jim LORNEK	6031 Old Perry Hwy.	Erie	PA	16509	814-3970585
16	Mark Sanford	4721 Atlantic Ave	Erie		06	835 0010
17	Denise Kochanewyt	7181 Old Perry Hwy.	Erie	PA	16109	864-9056
18	Tim Englund	6191 Old Perry Hwy	Erie	PA	16509	864-3859
19	Pat Hill	5976 Old Perry Hs	Erie	PA	16509	864-4608
20						
21						