

SUMMIT TOWNSHIP ZONING HEARING BOARD
Regular Business Meeting
Tuesday, July 24, 2018

The Summit Township Zoning Hearing Board Regular Business Meeting, as advertised, was called to order by Chairman Duane Hudak at 7:00 p.m. Also, present at the meeting were Board Member Robert Stewart, Solicitor David Rhodes, Zoning Administrator Nathan Miller, Stenographer Cecelia Muhanna and eight (8) interested persons. Board Member Joseph Welch was absent from the meeting.

ROLL CALL

Motion by Robert Stewart, seconded by Duane Hudak, to approve the June 26, 2018, regular business meeting minutes as presented.

**APPROVAL OF
MINUTES**

Vote: 2/0

Those offering testimony were sworn in by Chairman Duane Hudak.

Following discussion, as taken in transcript by Stenographer Muhanna, motion was made by Robert Stewart, seconded by Duane Hudak, to grant the variance request to Summit Township Zoning Ordinance, Table 312.01, as requested by Minuet Vazquez, 1230 Robison Road, Parcel ID No. 40-005-070.0-012.00, R-2 (Residential). Thereby granting the petition to reduce the side yard setback from the required ten (10) feet in the R-2 (Residential) District to five (5) feet in order to construct a 20' x 32' (640 sq. ft.) detached car port/garage, a variance of five (5) feet.

MINUET VAZQUEZ
• **VARIANCE**
• **Table 312.01 &
Side Yard
Setback**
GRANTED

Vote: 2/0

Following discussion, as taken in transcript by Stenographer Muhanna, motion was made by Robert Stewart, seconded by Duane Hudak, to grant the variance request to Summit Township Zoning Ordinance, Table 312.01, as requested by Summit Township Sewer Authority, Parcel ID No. 40-005-026.0-005.03, R-2 (Residential). Thereby granting the petition to reduce the front yard setback from the required fifty (50) feet in the R-2 (Residential) District to twelve (12) feet in order to construct a 12' x 28' (336 sq. ft.) sewage lift station building on the legal non-conforming parcel, a variance of thirty-eight (38) feet.

**SUMMIT TOWNSHIP
SEWER AUTHORITY**
• **VARIANCE**
• **Table 312.01
Front Yard
Setback**
GRANTED

Vote: 2/0

Following discussion, as taken in transcript by Stenographer Muhanna, motion was made by Robert Stewart, seconded by Duane Hudak, to grant the variance request to Summit Township Zoning Ordinance, Table 312.01, as requested by Summit Township Sewer Authority, Parcel ID No. 40-005-026.0-005.03, R-2 (Residential). Thereby granting the petition to reduce the side yard setback from the required ten (10) feet in the R-2 (Residential) District to five and a half (5.5) feet in order to construct a 12' x 28' (336 sq. ft.) sewage lift station building on the legal non-conforming parcel, a variance of four and a half (4.5) feet.

**SUMMIT TOWNSHIP
SEWER AUTHORITY**
• **VARIANCE**
• **Table 312.01
Side Yard
Setback**
GRANTED

Vote: 2/0

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Page 2 of 2

Following discussion, as taken in transcript by Stenographer Muhanna, motion was made by Robert Stewart, seconded by Duane Hudak, to grant the variance request to Summit Township Zoning Ordinance, Section 612.1.E, as requested by PLP X, LP, Parcel ID No. 40-001-007.0-001.05, T-1 (Transitional). Thereby granting the petition to reduce the clear span under the proposed sign from the required ten (10) feet, measured from the highest point of the State highway or local street nearest the sign structure to the bottom of the sign, to zero (0) feet in order to place a sign on the proposed water fountain feature/decorative wall, a variance of ten (10) feet.

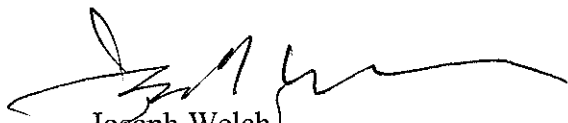
Vote: 2/0

Following discussion, as taken in transcript by Stenographer Muhanna, motion was made by Duane Hudak, seconded by Robert Stewart, to grant the variance request to Summit Township Zoning Ordinance, Section 606.2, as amended and agreed upon between the Board and applicant PA Academy Corp., 8155 Oliver Road, Parcel ID No. 40-016-072.0-003.04, B-1 (Business). Thereby granting a variance to reduce the number off street parking spaces for the proposed 132 unit multi-family dwelling from the required three hundred and thirty (330) parking spaces to an agreed upon two hundred and thirty eight (238) parking spaces, totaling 1.8 parking spaces per dwelling unit, a variance of ninety-two (92) parking spaces.

Vote: 2/0

The meeting was adjourned at 7:55 P.M.

Respectfully submitted,



Joseph Welch
Secretary

PLP X, LP

- **VARIANCE**
- **Section 612.1.E**
10 Foot Clear
Span for Signs
GRANTED

PA ACADEMY CORP.

- **VARIANCE**
- **Section 606.2**
Off Street
Parking
Requirments for
Multi-Family
Dwellings
GRANTED

SUMMIT TOWNSHIP
ZONING HEARING BOARD
Regular Business Meeting
Tuesday, July 24th, 2018
7:00 p.m.

AGENDA

1. Call to Order

2. Approval of Minutes – June 26, 2018 Regular Business Meeting

3. Minuet Vazquez

1230 Robison Road, Parcel ID No. 40-005-070.0-012.00, R-2 (Residential)

- **Variance, Table 312.01** – Side Yard Setback for structures in the R-2 (Residential) District

4. Summit Township Sewer Authority

Parcel ID No. 40-005-026.0-005.03, R-2 (Residential)

- **Variance, Table 312.01** – Front Yard Setback for structures in the R-2 (Residential) District
- **Variance, Table 312.01** – Side Yard Setback for structures in the R-2 (Residential) District

5. PLP X, LP

Parcel ID No. 40-001-007.0-001.05, T-1 (Transitional)

- **Variance, Section 612.1E.-** 10 Foot Clear Span Requirement for signs located in front of the building setback line in any District

6. Family First Sports Park Corporation

8155 Oliver Road, Parcel ID No. 40-016-072.0-003.04, B-1 (Business)

- **Variance, Section 606.2** – Off Street Parking Requirements for a multi-family dwelling

7. Adjournment

Tuesday, July 24, 2018

Do you want to be notified when written decision is available (circle one)

[illegible]