

SUMMIT TOWNSHIP ZONING HEARING BOARD

Regular Business Meeting Tuesday, September 25, 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 Members Robert Stewart and Joseph Welch, Solicitor David Rhodes, Zoning Administrator Nathan Miller, Stenographer Cecelia Muhanna and eighteen (18) interested persons.

ROLL CALL

Motion by Robert Stewart, seconded by Joseph Welch, to approve the August 28, 2018, regular business meeting minutes as presented.

APPROVAL OF MINUTES

Vote: 3/0

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 Joseph Welch, to Grant the Special Exception Use request to Summit Township Zoning Ordinance, Table 310.2 & Section 400.12, as requested by John Swenson & Judith Lebeck, Parcel ID No. 40-012-066.0-007.03, R-2 (Residential). Thereby granting their petition to construct a Multi-Family Dwelling on the subject property.

Vote: 3/0

JOHN SWENSON & JUDITH LEBECK

- **SPECIAL
EXCEPTION**
 - Zoning Ord.
Table 310.2 &
Section 400.12
Multi-Family
Dwellings
GRANTED

Following discussion, as taken in transcript by Stenographer Muhanna, motion was made by Joseph Welch, seconded by Duane Hudak, to Deny the Variance request to Summit Township Zoning Ordinance, Section 202, as requested by John Swenson & Judith Lebeck, Parcel ID No. 40-012-066.0-007.03, R-2 (Residential). Thereby denying their petition to construct sixteen (16) Multi-Family Dwellings on the subject property, a variance of fifteen (15) dwellings.

Vote: 3/0

JOHN SWENSON & JUDITH LEBECK

- **VARIANCE**
 - Zoning Ord.
Section 202
No. of dwellings
on each lot of
record
DENIED

Following discussion, as taken in transcript by Stenographer Muhanna, motion was made by Joseph Welch, seconded by Robert Stewart, to Grant the Special Exception Use request to Summit Township Zoning Ordinance, Table 310.2 & Section 400.07, as requested by Mark & Barbara Beidler, 2767 Hershey Road, Parcel ID No. 40-001-006.0-006.00, R-1 (Residential). Thereby granting their petition to expand an existing Home Occupation consisting of an art studio. The Home Occupation, which is currently operated in an attached garage, is permitted to expand into and entirely within a proposed detached pole building on the subject property.

Vote: 3/0

MARK & BARBARA BEIDLER

- **SPECIAL
EXCEPTION**
 - Zoning Ord.
Table 310.2 &
Section 400.07
Home
Occupation
GRANTED

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Following discussion, as taken in transcript by Stenographer Muhanna, motion was made by Robert Stewart, seconded by Joe Welch, to Grant the variance request to Summit Township Zoning Ordinance, Section 513.6.a, as requested by Hannibal Property Management, LP, 8100 Hawthorne Drive, Parcel ID No. 40-017-073.0-019.18, I-P (Industrial Park). Thereby Granting their petition to reduce the percentage of direct and unobstructed access to the perimeter of the building from the required one-hundred (100) percent to sixty-six (66) percent on the subject property, a variance of thirty-four (34) percent.

Vote: 3/0

The meeting was adjourned at 8:21 P.M.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Joe Welch', with a long horizontal flourish extending to the right.

Joseph Welch
Secretary

**HANNIBAL PROPERTY
MANAGEMENT, LP**

- **VARIANCE**
 - **Zoning Ord.**
Section 513.6.a
Percent of
unobstructed
access to
perimeter of
building for fire
access
GRANTED

ADJOURNMENT

**SUMMIT TOWNSHIP
ZONING HEARING BOARD**

**Regular Business Meeting
Tuesday, September 25th, 2018
7:00 p.m.**

AGENDA

1. Call to Order

2. Approval of Minutes – August 28, 2018 Regular Business Meeting

3. John Swenson & Judith LeBeck

Parcel ID No. 40-012-066.0-007.03, R-2 (Residential) District

- **Special Exception Use request under Table 310.2 and Section 400.12 of the Zoning Ordinance** – Multi-Family Dwellings in the R-2 (Residential) District
- **Variance request to Zoning Ordinance, Section 202, “Definition of Dwelling”** – Regarding language specifying only one dwelling shall be permitted on each lot of record

4. Mark & Barbara Beidler

2767 Hershey Road, Parcel ID No. 40-001-006.0-006.00, R-1 (Residential)

- **Special Exception Use request under Table 310.2 and Section 400.07 of the Zoning Ordinance**—Regarding a Home Occupation in the R-1 District.

5. Hannibal Property Management LP

8100 Hawthorne Drive, Parcel ID No. 40-017-073.0-019.18, I-P (Industrial Park)

- **Variance request to Section 513.6.a of the Zoning Ordinance-** Regarding the required percentage of direct and unobstructed access to the perimeter of the building for fire protection.

6. Adjournment

SUMMIT TOWNSHIP ZONING HEARING BOARD

Tuesday, September 25, 2018

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

For which case are you attending?

Name	Address (including zip)	Phone #	For which case are you attending?	Do you want to be notified when written decision is available (circle one)
Matthew Good	7 E 7 th Street Erie 16501	453-3333	Swenson	<input checked="" type="radio"/> Yes or No
Michael + Cindy McDonald	2733 Hershey Rd Erie 16509	460-4620	Beidler	<input checked="" type="radio"/> Yes or No
Sharon Christian	8102 Shady Lane Erie 16509	869-2459	Swenson Beidler	<input checked="" type="radio"/> Yes or No
Tim Althoff	7 East 7 th Street Erie 16501	453-3333	Swenson	<input checked="" type="radio"/> Yes or No
Steve Koore	1557 W 20 th St Erie 16501	456-0330	Composflex	<input checked="" type="radio"/> Yes or No
Michael Chesley	12241 Archer Rd NE PA 16528	421-4346	Composflex	<input checked="" type="radio"/> Yes or No
Barbara Siefert Beidler	2767 Hershey Rd Erie PA 16509	814-844-3666	Bidder	<input checked="" type="radio"/> Yes or No
Mark Beidler	2767 Hershey Rd Erie PA 16509	869-3666	Bidder	<input checked="" type="radio"/> Yes or No
Al Hannibal	5510 River Road, Fairview	449-9794	Hannibal Prop	<input checked="" type="radio"/> Yes or No
Mark GAREBY	9680 Fox Rd McKean 16426	434-9472	Composflex	<input checked="" type="radio"/> Yes or No
Robert Wolkovich	5082 Johnson Rd 16509	602-9834	Swenson	<input checked="" type="radio"/> Yes or No
PAUL SHARIE	140 FRANK AVE	868-3512	COMPOSIFLEX	<input checked="" type="radio"/> Yes or No
Melody SHARIE	140 FRANK AVE	868-3512	Complex	<input checked="" type="radio"/> Yes or No
Zenia Sarnes	8151 Johnson Rd	866-5511	Complex	<input checked="" type="radio"/> Yes or No
Mark Sarnes	"	"	"	<input checked="" type="radio"/> Yes or No
Adam Rossi	175 Frank Ave	882-0687	Complex	<input checked="" type="radio"/> Yes or No
Chris Dier/NRP Group	322 Woodbridge Ave Buffalo, NY 14214	(716) 445-0990	Swenson	<input checked="" type="radio"/> Yes or No