

SUMMIT TOWNSHIP PLANNING COMMISSION
Regular Business Meeting
Monday, May 13, 2019

The Summit Township Planning Commission regular business meeting was called to order by Board Member Tracey Colvin at 7:01 p.m., followed by a salute to the flag. Present were board members, Bill White, Christopher Friday and Ron McElderry. Also, present were Zoning Administrator Nathan Miller, Engineer Matthew Jonas and four (4) interested members of the public. Chairman Tim Will and Alternate Board Member Joel Brennan were absent from the meeting.

CALL TO ORDER

Motion was made by White, seconded by Friday, to approve the April 8, 2019, minutes as presented.

APPROVAL
OF MINUTES

Vote: 3/0/1

Ron McElderry abstained because he was not in attendance of the April 8, 2019, meeting.

Tyler Prime, of Prime Law, and Justin Thornton, P.E., of Maser Consulting, were present on behalf of the Chick Fil-A Amended Land Development Plan, 7160 Peach Street, Parcel ID No. 40-001-016.0-083.00, B-1 (Business). Prime explained that this amended plan consists of a proposed 200 sq. ft. addition and a double lane drive thru. Thornton stated the proposed renovations included removing the existing parking along the building to install the double lane drive thru. Thornton said they are proposing to add a canopy order station, a new canopy over the pick up window, two new parking spaces, and a new sidewalk. McElderry asked about the new location of the handicap spaces. Thornton explained that they were moved to the eastern side of the building. Colvin asked if there would be an increase in employees. Thornton explained they may increase the number of employees by two in the beginning stages of this transition. Ron asked about the dumpster enclosure. Miller asked if the dumpster building was a building with a roof. Thornton said there is no roof, just a block wall used for the dumpster enclosure. Colvin asked about the drive thru lane merge point and how that was planned to function. Thornton explained that two employees will be outside taking orders and managing the cars that drive through. Colvin asked about the safety of the employees while they were outside in the drive thru lane taking orders. Thornton explained there will be bollards and columns between the employees and the cars, and the employees that are stationed closer to the building will be able to stand on the sidewalk for safety with safety vests on.

CHICK-FIL-A AMENDED
LAND DEVELOPMENT
PLAN

Motion by McElderry, seconded by Friday to recommend approval of the Chick-Fil-A Amended Land Development Plan, 7160 Peach Street, Parcel ID No. 40-001-016.0-083.00, B-1 (Business).
Vote: 4/0

APPROVAL
RECOMMENDED

Tyler Prime, of Prime Law, and Justin Thornton, P.E., of Maser Consulting, were present on behalf of the Chick-Fil-A Alternate Greenspace Plan, 7160 Peach Street, Parcel ID No. 40-001-016.0-083.00, B-1 (Business). Thornton explained that the Greenspace Plan is an alternate as the plan does not meet the 5' planting strip greenspace requirements along the southern property boundary. McElderry asked about the proposed plantings around the building perimeter and the height of the proposed retaining wall. Thornton explained that they will be planting a combination of shrubs and trees around the building to accommodate for the lack of plantings along the southern property line, and the proposed retaining wall height is 2 feet along a portion of the parking area.

CHICK-FIL-A
ALTERNATE
GREENSPACE PLAN

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Motion by White, seconded by McElderry to approve the Chick-Fil-A Alternate Greenspace Plan, 7160 Peach Street, Parcel ID No. 40-001-016.0-083.00, B-1 (Business).

APPROVED

Vote 4/0

Joe Palermo, of PLP X, LP, was present on behalf of the Copperleaf Amended Final Land Development Plan, Parcel ID No. 40-001-007.0-001.05, T-1 (Transitional). Palermo explained the purpose of the amended final land development plan is to reflect the proposed change to two of the detached garages by combining them to make one large building of 41 individual garages. Palermo stated that one of the previous 22 garage buildings is now a proposed 15 garage building and the previous 24 garage building will become a proposed 17 garage building. Palermo explained they are also proposing 32 additional parking spaces on the southwest side of Copperleaf Drive and eliminating 6 parking spaces near the loading zone. White asked about the reason for the reduction in garage spaces. Palermo said they would rather have more garage parking spaces, but needed to reduce them due to architectural and building code design criteria. White asked about the dead-end access road in between the two garages. Palermo indicated that there is a heavy change in grade there and that is why they ended the access road rather than connecting it to Copperleaf Drive. Friday asked about the parking spaces and stated the proposed number may be a bit overkill. Palermo responded that they have had parking issues in the past at other developments in other municipalities and he is trying to prevent any issues in the future. Discussion ensued regarding the over abundant parking spaces and building code changes between the 2009 and 2015 codes regarding garages.

COPPERLEAF AMENDED
FINAL LAND
DEVELOPMENT PLAN

Motion by White, seconded by McElderry, to recommend approval of the Copperleaf Amended Final Land Development Plan, Parcel ID No. 40-001-007.0-001.05, T-1 (Transitional).

APPROVAL
RECOMMENDED

Vote: 3/1

Colvin - Yes

McElderry - Yes

White - Yes

Friday - No

Joe Palermo, PLP X, LP, was present on behalf of the Copperleaf Alternate Greenspace Plan, Parcel ID No. 40-001-007.0-001.05, T-1 (Transitional). Palermo explained nothing has changed with the greenspace plan since it was approved with their last plan submittal.

COPPERLEAF
ALTERNATE
GREENSPACE PLAN

Vote: 4/0

Motion by McElderry, seconded by White, to approve the Copperleaf Alternate Greenspace Plan, Parcel ID No. 40-001-007.0-001.05, T-1 (Transitional).

APPROVED

Vote: 4/0

Engineer Jonas discussed recommended changes to be made to the sidewalk ordinance regarding bonding requirements. Jonas updated the Commission members on the most recent design for the proposed roundabout project at the five-points intersection released by PA DOT which will be constructed in 2021. He presented a video of the proposed roundabout that was shown at the recent public hearing.

COMPREHENSIVE PLAN
PROGRESS UPDATE

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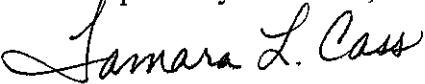
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With no other business to come before the Board, motion was made by Friday, seconded by White, to adjourn the meeting at 7:37 pm.

Vote: 4/0

ADJOURNMENT

Respectfully submitted,

A handwritten signature in cursive script that reads "Tamara L. Cass". The signature is written in dark ink and is positioned above the printed name and title.

Tamara L. Cass

Staff Secretary

SUMMIT TOWNSHIP PLANNING COMMISSION

Regular Business Meeting
Monday, May 13, 2019
Public Meeting 7:00 P.M.

AGENDA

1. **CALL TO ORDER**
2. **APPROVAL OF MINUTES**
(04/08/2019 regular business meeting)
3. **CORRESPONDENCE**
4. **CHICK-FIL-A** - Amended Land Development Plan
7160 Peach Street, Parcel ID No. 40-001-016.0-083.00, B-1 (Business)
5. **CHICK-FIL-A** - Alternate Greenspace Plan
7160 Peach Street, Parcel ID No. 40-001-016.0-083.00, B-1 (Business)
6. **COPPERLEAF** - Amended 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. **COMPREHENSIVE PLAN IMPLEMENTATION UPDATE**
9. **ADJOURNMENT**

**SUMMIT TOWNSHIP PLANNING COMMISSION
REGULAR BUSINESS MEETING**

**May 13, 2019
7:00 P.M.**

	Name	Address	City	State	Zip	Phone #
1	Mos Greene	553 Dundee	Enc	Pa	16109	
2	Tyler Pitman	14000 Horizon way	Mt Laurel	NJ	08059	
3	Justin Thorson	331 Summ Spring Rd	Red Bank	NJ	07101	
4	Joe Polanco	2500 Polanco Dr	cin	Pa	15506	
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