

SUMMIT TOWNSHIP PLANNING COMMISSION
Reorganization and Regular Business Meeting
Monday, January 13, 2014

The Summit Township Planning Commission reorganization/regular meeting was called to order by Chairman Tim Will at 7:30 p.m., followed by a salute to the flag. Present were Board members Jim Andrus, Christian Green, Charles Knight, Gary Pace and Sandy Zawistoski. Also present were Engineer Matt Jonas, Zoning Administrator Marj Hudak and 6 interested members of the public. Board member Bob Perry was absent from the meeting.

CALL TO ORDER

Motion by Andrus, seconded by Zawistoski, to appoint Tim Will as Planning Commission Chairman; to serve until 12/31/2014.

2014
APPOINTMENTS

Motion by Andrus, seconded by Zawistoski, to appoint Charles Knight as Planning Commission Vice Chairman; to serve until 12/31/2014.

Motion by Andrus, seconded by Zawistoski, to appoint Sandy Zawistoski as Planning Commission Secretary; to serve until 12/31/2014.

Vote: 6/0

Motion by Andrus, seconded by Zawistoski, to approve the November 12, 2013 minutes, as presented.
Vote: 6/0

APPROVAL
OF
MINUTES

Bill Mechlenburg, Porter Engineering, was present on behalf of the Heatron, Inc, Amended Land Development Plan, 8135 Nathan Circle, Parcel ID No. (40) 17-73-19.04. Mechlenburg explained intent is to construct a 5,000 sq. ft. addition to be utilized for manufacturing. Board noted the title block did not reflect an amended plan. Engineer Jonas confirmed his review comments have been addressed.

HEATRON
AMENDED
LDP

Motion by Knight, seconded by Zawistoski, recommending approval of the Heatron, Inc, Amended Land Development Plan, 8135 Nathan Circle, Parcel ID No. (40) 17-73-19.04; stipulating revision to the title block to reflect an amended status.
Vote: 6/0

APPROVAL
RECOMMENDED
W/stipulation

An Alternate Greenspace Plan was then presented for Heatron. Plan is an alternate due to the placement of the required street trees in an area that is not adjacent to nor in the r-o-w- of Hawthorne Drive (Section 513 (4)C(1); area landscaped instead by existing trees & brush.

HEATRON
ALTERNATE
GREENSPACE
PLAN

Motion by Green, seconded by Andrus, to approve the Heatron, Inc. Alternate Greenspace Plan, conditioned upon the inclusion of verbiage on the plan confirming that if established (preserved) vegetation and/or trees are removed the developer will then add plantings as mandated for the Industrial Park.
Vote: 6/0

APPROVED
w/Verbiage Added

The Leon & Elda Wasielewski Subdivision Plan, Hamot Road, Parcel ID No. (40) 19-82-5, was presented for Board review and recommendation. Subdivision creates 'Parcel 5', which will be sold to the Tresler, Rea, Dahlkemper Partnership for their next phase of the Trails at Five Points

WASIELEWSKI
SUBDIVISION

development: Phase V. Board noted the error of the dedication statement in regards to the right-

of-way for Dorn Road and the remaining portion of Sunset Trail (already dedicated to the Township in Subdivision 4) as well as the error showing the right-of-way as “to be dedicated to Summit Township”, which should now be labeled “existing”.

Motion by Andrus, seconded by Green, recommending approval of the Leon and Elda Wasielewski Subdivision Plan, Hamot Road, Parcel ID No. (40) 19-82-5, stipulating the removal of the dedication statement and clarification of the Dorn Road right-of-way as existing.
Vote: 6/0

APPROVAL
RECOMMENDED
w/stipulations

The Trails at Five Points Phase V Subdivision, Parcel ID No. (40) 19-82-5 [in-part] was presented for Board review. This 2.8 acre phase involves creation of 12 lots of record as well as a segment of Dorn Road. Pete Tresler, Tresler-Rea-Dahlkemper Partnership, was present on behalf of the development. Board raised concern with the single ingress and egress point to Hamot Road for the proposed 74 lot development. Brief discussion ensued over possibility of building just the base of Dorn Road out to Hamot Road, with bonding of the paving until the waterlines and utilities are installed in the future phases.

TRAILS AT FIVE
POINTS
PHASE IV
SUBDIVISION

Motion by Green, seconded by Zawistoski, to recommend approval of the Trails at Five Points Phase V Subdivision, stipulating extension of Dorn Road thru to Hamot Road, either entirely or by just a gravel base, with bonding in place to totally cover the expense of completing the roadway to Township specifications.
Vote: 6/0

APPROVAL
RECOMMENDED
w/stipulation

Jim Welka, Welka Engineers, was present on behalf of the Richard and Cathlyn Hahn Subdivision, Parcel ID No. (40) 1-6-10.02; Hamot Road. Intent is to subdivide this vacant parcel with half becoming an integral part of Richard’s existing parcel/residence (2781 Hershey Rd) and half becoming an integral part of Cathlyn’s existing parcel/residence (7654 Hamot Road). Board noted the need to correct the parcel number in the title block and to add the 100-ft front setback from the centerline of Hershey Road in Note 4.

HAHN
SUBDIVISION

Motion by Andrus, seconded by Knight, to recommend approval of the Richard and Cathlyn Hahn Subdivision, Parcel ID No. (40) 1-6-10.02, stipulating correction of the parcel number in the title block and verbiage added to Note 4 stating the 100-ft setback from the centerline of Hershey Road.
Vote: 6/0

APPROVAL
RECOMMENDED
With stipulation

Welka was also present on behalf of the J & E Interstate Auto Amended Land Development Plan, 6969 Edinboro Road, Parcel ID Nos. (40) 1-9-2 & 2.01. Welka explained that the plan reflects an expansion of the site by way of a proposed 60’ x 30’ building for the dealership as well as the revision that have already been made on the site that were not shown nor proposed on the previous 2012 land development plan: including the addition of a 30’ x 32’ garage onto the existing garage (near the existing residential dwelling); enlargement of the proposed storage building now shown as being 32’ x 40’ (permitted at 32’ x 30’); addition of a gravel area on the northern part of the site, an asphalt area on the southern part of the site, a gravel area on the southern part of the site and an asphalt area on the eastern part of the site near the existing residence; and construction of a

J & E INTERSTATE
AUTO
AMENDED
LDP

dumpster enclosure along the driveway between the dealership and the residence. A lengthy discussion began wherein the Board voiced their disdain for the developer’s apparent disregard of

the Township Ordinances. The following discrepancies were noted; the title block did not reflect an “amended” plan; the added parking lots and loading areas were not compliant with the mandated hard surface (concrete or asphalt); sidewalks were omitted without petitioning for a deferral for said construction; and consolidation of the two parcels was not properly reflected on the plan.

Motion by Andrus, seconded by Zawistoski, recommending approval of the J & E Interstate Auto Amended Land Development Plan conditioned upon revision of the title block to correctly show this as an “amended” plan; hard surfacing (concrete or asphalt) of all parking and loading areas; consolidation of property lines correctly depicted; and total compliance with all of Engineer Jonas’ review comments. Furthermore, recommending the developer petition the Board of Supervisors for a modification (deferral) for the mandated construction of a sidewalk within the Edinboro Road right-of-way of their parcel.
Vote: 6/0

APPROVAL
RECOMMENDED
With conditions

The J & E Interstate Auto Alternate Greenspace Plan was then submitted for Board approval. Welka presented the Board with a second revised plan that depicted the proposed use of existing trees and vegetation along a portion of the north, south and part of the east boundary lines. Board noted the lack of planting along a portion of the east boundary line, the lack of parking lot interior landscaping as well as no portrayal of the existing plantings along Edinboro Road. Discussion ensued with Welka confirming that the plan could be revise to portray the existing greenspace, add parking lot interior landscaping and provide a clearer illustration of the existing ‘woods’.

J & E
ALTERNATE
GREENSPACE
PLAN

Motion by Knight, seconded by Andrus, tabling the approval of the J & E Interstate Auto Alternate Greenspace Plan, as submitted, to allow Welka a chance to revise and resubmit the plan for the Board’s approval.
Vote: 6/0.

TABLED
For resubmittal

With no other business to come before the Board, motion was made by Knight, seconded by Zawistoski, to adjourn the meeting at 8:20 p.m.
Vote: 6/0

ADJOURNMENT

Respectfully submitted,

Marjorie Hudak

Marjorie M. Hudak
Zoning Administrator
01/14/2014