

SUMMIT TOWNSHIP PLANNING COMMISSION
Regular Business Meeting
Monday, February 10, 2014

The Summit Township Planning Commission 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 Christian Green, Charles Knight and Sandy Zawistoski. Also present were Engineer Matt Jonas, Zoning Administrator Marj Hudak and 5 interested members of the public. Board members Jim Andrus, Gary Pace and Bob Perry were absent from the meeting.

CALL TO ORDER

Motion by Green, seconded by Zawistoski, to approve the January 13, 2014 minutes, as presented.
Vote: 4/0

APPROVAL
OF
MINUTES

Joe Askins, Askins Enterprises, LLC, and Stephen Kopac, David Laird & Associates, were present on behalf of the Askins Enterprises, LLC, Subdivision Plan, 9070 Peach Street, Parcel ID No. (40) 19-83-11. Subdivision creates a separate 2.325 acre parcel for the new Fiat dealership. A separate lot of record is proposed to comply with the Zoning Ordinance mandate of only one free-standing business sign per parcel; allowing permitting of a free-standing sign for the Fiat dealership. Engineer Jonas confirmed that his review found the plan to be in compliance with the Ordinances.

ASKINS
ENTERPRISES
SUBDIVISION

Motion by Green, seconded by Knight, recommending approval of the Askins Enterprises, LLC, Subdivision Plan, 9070 Peach Street, Parcel ID No. (40) 19-83-11, as submitted.
Vote: 4/0

APPROVAL
RECOMMENDED

The Auto Express Fiat Land Development Plan was then present by Engineer Kopac. Kopac informed that a 10,161 sq. ft. building and associated parking is proposed for the new Fiat Dealership on the lot of record created by subdivision of Parcel ID No. (40) 19-83-11. Kopac confirmed the existing stormwater retention pond of Parcel 11 will be converted to an underground system that will accommodate stormwater for both developments. Engineer Jonas' multiple review comments were noted: add note to plan for deferral of sidewalks, show setback line for the southern property line, show location & material of all permanent existing monuments and lot markings, verify off-street loading space, show refuse container, add location of the proposed pole sign, verify that the change of volume for the driveway does not warrant a Highway Occupancy Permit for the driveway, do not show vehicle display parking and verify lighting used to illuminate off-street parking or loading will be arranged so as not to reflect glare on adjoining properties or thoroughfares. A short discussion was held regarding the fenced area of the Auto Express parcel that is being reduced in size to avoid overlap onto the new Fiat parcel. Askins confirmed the fenced area is utilized for storage of unassembled new ATV's and expressed interest in expanding the outside storage. Zoning Administrator Hudak confirmed that a Special Exception Use was granted by the Zoning Hearing Board in 2002 for "Outside Storage" (100' x 100') associated with the Pustalek Masonry business; any expansion would require authorization from the Zoning Hearing Board and could only occur within the B-1 (Business) zoning of said property.

AUTO EXPRESS
FIAT
LAND DEV PLAN

Motion by Knight, seconded by Green, recommending approval of the Auto Express Fiat Land Development Plan, stipulating compliance with Engineer Jonas' review comments.
Vote: 4/0

APPROVAL
RECOMMENDED
w/Stipulations

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An Alternate Greenspace Plan was then presented for the Auto Express Fiat development. Plan is an alternate due to the absence of the required 5-ft minimum planting strip along the north and south (between dealerships) boundary-lines. Objective of perimeter plantings was stressed by the Board; even for projects where (current) ownership of the adjoining properties is one and the same. Board also noted that the Auto Express greenspace is being removed by the proposed subdivided of that parcel. Hudak confirmed that this fact will be pursued with Mr. Askins.

AUTO EXPRESS
FIAT
ALTERNATE
GREENSPACE
PLAN

Motion by Green, seconded by Zawistoski, to approve the Auto Express Fiat Alternate Greenspace Plan, conditioned upon the inclusion of the required minimum 5-ft planting strip on the north boundary-line and between the dealerships; beginning on the south boundary-line at the second drive extending thru to the end of the B-1 District to meet the raingarden plantings. Furthermore, mandating the inclusion of details of the plants proposed within the raingarden and the calculation of the interior planting island.

APPROVED
w/conditions

Vote: 4/0

Jim Welka, Welka Engineering, was present on behalf of the second J & E Interstate Auto Alternate Greenspace Plan, 6969 Edinboro Road. Welka explained that the plan has been revised since tabled by the Board at their January Planning Commission meeting. It now includes parking lot interior landscape islands. Plan is still an alternate due to the lack of a 5-foot perimeter planting strip along the majority of the track perimeter; intending instead to utilize the “existing tree line”. Discussion ensued regarding encroachment of greenspace (etc.) shown on the neighboring property to the north, Parcel (40) 1-9-1, owned by Annette Fabrizi. In regards to that new discovery, Welka presented the Board with a proposed easement exhibit and legal description of the easement that is to be recorded at the Erie County Courthouse as part of the deed.

J & E
ALTERNATE
GREENSPACE
PLAN
[2nd submittal]

Motion by Knight, seconded by Green, to approve the J & E Interstate Auto Alternate Greenspace Plan, conditioned upon the addition of trees within the void along the northeast boundary-line and recording of the easement on the Annette Fabrizi property.

APPROVED
w/conditions

Vote: 4/0.

Motion by Knight, second by Zawistoski, recommending the Board of Supervisors consult with the Township Solicitor, Timothy Sennett, to obtain a legal description of a “structure” and forethought for amending the existing statute regarding ‘Refuse Containers’.

SECTION 202 -
[Structure] &
SECTION 607 –
[Refuse Container]

RECOMMENATION

With no other business to come before the Board, motion was made by Zawistoski, seconded by Knight, to adjourn the meeting at 8:05 p.m.

ADJOURNMENT

Vote: 4/0

Respectfully submitted,

Marjorie Hudak

Marjorie M. Hudak
Zoning Administrator

02/11/2014