

SUMMIT TOWNSHIP PLANNING COMMISSION
Regular Business Meeting
Monday, April 14, 2014

The Summit Township Planning Commission regular meeting was called to order by Chairman Tim Will at 7:35 p.m., followed by a salute to the flag. Present were Board members Charles Knight, Christian Green, Gary Pace, James Andrus and Sandra Zawistoski. Also present were Engineer Matt Jonas, Zoning Administrator Marj Hudak, Assistant Zoning Administrator Nathan Miller and 6 interested members of the public. Board member Robert Perry was absent from the meeting.

CALL TO ORDER

Motion by Zawistoski, seconded by Andrus, to approve the March 10, 2014 minutes, as presented.
 Vote: 6/0

APPROVAL OF MINUTES

Mike Sanford, from Sanford Surveying & Engineering, P.C., was present on behalf of the Kathleen Mobilia Subdivision Plan, Parcel ID No. (40) 22-93-1. The Subdivision creates a separate parcel that has 1.97 acres in Summit Township and 2 acres in Greene Township. The residue parcel of 39.8 acres will be in Greene Township.

KATHLEEN MOBILIA SUBDIVISION

Motion by Knight, seconded by Zawistoski, recommending approval of the Kathleen Mobilia Subdivision Plan.
 Vote: 6/0

APPROVAL RECOMMENDED

Jesse Palermo, from Palermo Realty & Development, spoke on behalf of the rezoning request, Parcel ID No. (40) 1-7-1. The request is to rezone 5.25 acres of land from B-1 Retail Business, which it is currently zoned, to T-1 Transitional. This rezoning would increase the T-1 Transitional zoning acreage of this parcel by 5.25 acres and decrease the B-1 Retail Business zoning acreage by the same amount. Board member Andrus noted, that as a member of the Summit Township Comprehensive Plan Steering Committee, this rezoning proposal seemed to align with the goals laid out in the Comprehensive Plan.

WILLOW REZONING REQUEST

Motion by Andrus, seconded by Green, recommending approval of the Willow Rezoning Request.
 Vote: 6/0

APPROVAL RECOMMENDED

Mike Sanford, from Sanford Surveying & Engineering, P.C., was present on behalf of the Steamfitters Local Union 449 JATC Land Development Plan, Parcel ID No. (40) 17-73-19.16. Mike explained that the Steamfitters Local Union intends to expand the parking at their current facility by 45 parking spaces and create a gravel area for outside training for various classes taught on-site.

STEAMFITTERS LOCAL UNION 449 JATC LAND DEVELOPMENT

Motion by Green, seconded by Zawistoski, recommending approval of the Steamfitters Local Union 449 JATC Land Development Plan, stipulating compliance with Engineer Jonas' review comments.
 Vote: 6/0

APPROVAL RECOMMENDED w/Stipulations

Mike Sanford, from Sanford Surveying & Engineering, P.C., was present on behalf of the Steamfitters Local Union 449 JATC Land Development Plan, Parcel ID No. (40) 17-73-19.16. Mike noted that he had already adjusted the plan to replace flowering trees with street trees (Maple) as per Engineer Jonas' review.

STEAMFITTERS LOCAL UNION 449 JATC ALT. GREENSPACE

Motion by Andrus, seconded by Knight, to approve the Steamfitters Local Union 449 JATC Alternate Greenspace Plan.
 Vote: 6/0

APPROVED

Mike Sanford, from Sanford Surveying & Engineering, P.C., was present on behalf of the Village

THE VILLAGE

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at Valley View Farms Land Development Plan, Parcel ID No. (40) 31-81-12.03. Mike presented that the intent of the developer (Citadel Development) is to build 28 stand alone, single-family, patio homes to be sold (not rented). He also stated that he would be changing the plan to show 5 ft. wide sidewalks instead of the 4 ft. sidewalks currently shown. Also, Mike said that he would be adding a note on the plan listing the variances that were previously granted by the Summit Township Zoning Hearing Board for this property, that allowed this specific development design to be permitted. The board expressed their concerns regarding the width of the (private) roads and radii of the hammerhead turn-arounds within the development as they pertain to emergency vehicle accessibility. Mike Sanford stated that his design of the turning radii for the hammerheads was based upon literature from the International Fire Code (IFC). The board asked Mr. Sanford to provide any literature to Engineer Jonas' showing that the sizes of the roads and turn-arounds will be conducive to successful operation of emergency vehicles.

AT VALLEY
VIEW FARMS
LAND
DEVELOPMENT

Motion by Green, seconded by Andrus, recommending approval of the Village at Valley View Farms Land Development Plan, stipulating compliance with Engineer Jonas' review comments.
Vote: 6/0

APPROVAL
RECOMMENDED

Mike Sanford, from Sanford Surveying & Engineering, P.C., was present on behalf of the Village at Valley View Farms Alternate Greenspace Plan, Parcel ID No. (40) 31-81-12.03. Engineer Jonas made note that the plan includes more plantings than are minimally required.

THE VILLAGE
AT VALLEY
VIEW FARMS
ALTERNATE
GREENSPACE

Motion by Knight, seconded by Zawistoski, to approve the Village at Valley View Farms Alternate Greenspace Plan.
Vote: 6/0

APPROVED

With no other business to come before the Board, motion was made by Zawistoski, seconded by Pace, to adjourn the meeting at 7:58 p.m.
Vote: 6/0

ADJOURNMENT

Respectfully submitted,

Nathan Miller

Nathan R. Miller
Assistant Zoning Administrator
04/17/2014