

# SUMMIT TOWNSHIP PLANNING COMMISSION

## Regular Business Meeting

Monday, May 12, 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 Gary Pace, James Andrus and Sandra Zawistoski. Also present were Engineer Matt Jonas, Zoning Administrator Marj Hudak, Assistant Zoning Administrator Nathan Miller and 3 interested members of the public. Board members Charles Knight, Christian Green and Robert Perry were absent from the meeting.

CALL TO ORDER

Motion by Zawistoski, seconded by Andrus, to approve the April 14, 2014 minutes, as presented.  
Vote: 4/0

APPROVAL OF MINUTES

Paul Kuzma was present on behalf of the Peter and Amy Kuzma Subdivision Plan, Parcel ID No. (40) 15-85-42. The Subdivision conveys 4.98 acres to the adjoining property owned by Peter's parents; Paul & Frances Kuzma, 8881 Parson Road.

PETER & AMY KUZMA SUBDIVISION

Motion by Pace, seconded by Zawistoski, recommending approval of the Peter and Amy Kuzma Subdivision Plan.  
Vote: 4/0

APPROVAL RECOMMENDED

Mike Sanford, Sanford Surveying & Engineering, P.C., was present on behalf of the William Long III Land Development Plan, Parcel ID No. (40) 21-101-1. Mike stated that Mr. Long's intent is to convert this single-family dwelling into commercial retail/office space. He also intends to utilize the 1,930 sq. ft. pole building as storage space associated with the commercial use. The smaller white garage is to be demolished. It was noted by Hudak that the former dwelling is a non-conforming structure as it does not meet the 100-ft front setback from the centerline of Route 19. However, Mr. Long went before the Zoning Hearing Board on April 22, 2014 and was granted two variances; (1) expand the non-conforming structure byway of a covered front porch, (2) further reduce the front setback from centerline of Route 19 to 66-ft for said porch. Board member Andrus asked questions pertaining to the off-street loading zone.

WILLIAM LONG III LAND DEVELOPMENT PLAN

Motion by Andrus, seconded by Pace, recommending approval of the William Long III Land Development Plan.  
Vote: 4/0

APPROVAL RECOMMENDED

Mike Sanford, from Sanford Surveying & Engineering, P.C., was present on behalf of the William Long III Alternate Greenspace Plan, Parcel ID No. (40) 21-101-1. Mike explained that the plan was considered an alternate due to Mr. Long's intent to utilize an existing wooded area on the North and East boundaries of the parcel in lieu of a 5 feet planting strip.

WILLIAM LONG III ALTERNATE GREENSPACE PLAN

Motion by Pace, seconded by Zawistoski, to approve the William Long III Alternate Greenspace Plan.  
Vote: 4/0

APPROVED

With no other business to come before the Board, motion was made by Andrus, seconded by Will, to adjourn the meeting at 7:38 p.m.  
Vote: 4/0

ADJOURNMENT

Respectfully submitted,  
Nathan Miller  
Nathan R. Miller  
Assistant Zoning Administrator  
05/13/2014

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