

**SUMMIT TOWNSHIP PLANNING COMMISSION**  
**Regular Business Meeting**  
**Monday, July 14, 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 Charles Knight, James Andrus, Robert Perry and Sandra Zawistoski. Also present were Engineer Matt Jonas, Zoning Administrator Marj Hudak, Assistant Zoning Administrator Nathan Miller and 12 interested members of the public. Board members Christian Greene and Gary Pace were absent from the meeting.

CALL TO ORDER

Motion by Perry, seconded by Zawistoski, to approve the June 9, 2014 minutes, as presented.  
Vote: 5/0

APPROVAL OF MINUTES

The board acknowledged they have received a petition to amend the Summit Township Transportation Plan. Zoning Administrator Hudak presented the details of the request. Laban Marsh owns a vacant Parcel ID NO. (40) 16-72-39.01, located on the north side of Dorn Road. His intent is to develop this vacant parcel into residential lots. To maximize the number of lots Marsh would like the "Internal Collector Street", shown on the Transportation Plan running along the easterly boundary of the vacant parcel, to be relocated to the middle of the vacant parcel and to have the street reclassified to a "Local Residential Street"; resulting in a smaller right-of-way and a smaller front setback requirement.

TRANSPORTATION PLAN AMENDMENT PETITION

Motion by Andrus, seconded by Knight, to set the date of Public Hearing for the Transportation Plan Amendment Request for Monday, August 11, and to properly advertise for such.

HEARING DATE SET & AUTHORIZATION TO ADVERTISE

Vote: 5/0

Lois Huber-Ross spoke on behalf of the rezoning request, Parcel ID No. (40) 4-16-63. The request is to rezone the parcel from I-1 Industrial, which it is currently zoned, to B-1 Business. Lois stated that the single-family dwelling would remain on site as always and the former industrially used outbuildings would be leased for business uses if the property is rezoned. The board noted that the rezoning makes sense considering the property is surrounded by B-1 Business zoning, and no industrial uses are located in that vicinity.

NELLIE HUBER C/O LOIS ROSS REZONING REQUEST

Motion by Andrus, seconded by Zawistoski, recommending approval of the Nellie Huber c/o Lois Ross Rezoning Request.

APPROVAL RECOMMENDED

Vote: 5/0

Jim Welka, from Henry T. Welka & Associates, was present on behalf of the Jacqueline Keister Subdivision Plan, Parcel ID No. (40) 7-24-4. Jim Welka stated that the Subdivision is simply taking a piece of land off the back of one persons property and adding it to another neighboring property.

JACQUELINE KEISTER SUBDIVISION

Motion by Knight, seconded by Andrus, recommending approval of the Jacqueline Keister Subdivision.

APPROVAL RECOMMENDED

Vote: 5/0

Jim Welka, from Henry T. Welka & Associates, was present on behalf of the Robert & Rita Stewart Subdivision Plan, Parcel ID No. (40) 11-30-2. Zoning Administrator Hudak pointed out that although the existing house on the property will still not meet proper setbacks, the Subdivision will get the existing home off of the neighbors property. Jim Welka stated that the Subdivision is making a bad situation a little bit better.

ROBERT & RITA STEWART SUBDIVISION

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Motion by Andrus, seconded by Zawistoski, recommending approval by modification of the Robert & Rita Stewart Subdivision.

Vote: 5/0

APPROVAL BY  
MODIFICATION  
RECOMMENDED

Joshua Lydic, from Dorset Hospitality LLC, was present on behalf of the Dorset Hospitality Subdivision Plan, Parcel ID No. (40) 16-72-4.01. The board questioned the reasoning behind such a slight boundary change that Dorset Hospitality was proposing. Engineer Jonas clarified that the slight boundary change is proposed to help meet setback requirements for their planned hotel.

DORSET  
HOSPITALITY  
LLC  
SUBDIVISION

Motion by Knight, seconded by Perry, recommending approval of the Dorset Hospitality LLC Subdivision Plan.

Vote: 5/0

APPROVAL  
RECOMMENDED

Joshua Lydic, from Dorset Hospitality LLC, was present on behalf of the Best Western Land Development Plan, Parcel ID No. (40) 16-72-4.01. Joshua presented that the plan is to construct a 65 room hotel on the property. Engineer Jonas noted that his review comments were not addressed in time for him to have a chance to review the revised plan, which had been submitted just earlier in the afternoon.

BEST WESTERN  
LAND  
DEVELOPMENT

Motion by Andrus, seconded by Knight, to table the Best Western Land Development Plan, until their next meeting to be held on Monday, August 11.

Vote: 5/0

TABLED

Joshua Lydic, from Dorset Hospitality LLC, was present on behalf of the Best Western Alternate Greenspace Plan, Parcel ID No. (40) 16-72-4.01. Board member Andrus stated that without an accurate and reviewed Land Development plan the board certainly couldn't consider approving an Alternate Greenspace Plan.

BEST WESTERN  
ALTERNATE  
GREENSPACE

Motion by Andrus, seconded by Zawistoski, to table the Best Western Alternate Greenspace Plan, until their next meeting to be held on Monday, August 11.

Vote: 5/0

TABLED

Ashley Porter, from Porter Consulting Engineers, P.C., was present on behalf of the Plastikos, Inc. Land Development Plan, Parcel ID No. (40) 17-73-19.01. Ashley Porter stated that the purpose of the plan is to construct a 10,162 sq. ft. industrial addition. Board member Andrus noted that Engineer Jonas' review comments had not been addressed, nor had a revised plan been submitted. With that in mind, Andrus stated that it would be hard for the board to consider the plan without an accurate site depiction.

PLASTIKOS, INC.  
LAND  
DEVELOPEMNT  
PLAN

Motion by Andrus, seconded by Perry, to table the Plastikos, Inc. Land Development Plan, until their next meeting to be held on Monday, August 11.

Vote: 5/0

TABLED

Ashley Porter, from Porter Consulting Engineers, P.C., was present on behalf of the Plastikos,

PLASTIKOS, INC.

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Inc. Alternate Greenspace Plan, Parcel ID No. (40) 17-73-19.01. Board member Andrus stated that without an accurate and reviewed Land Development plan the board certainly couldn't consider approving an Alternate Greenspace Plan.

ALTERNATE  
GREENSPACE  
PLAN

Motion by Perry, seconded by Zawistoski, to table the Plastikos, Inc. Alternate Greenspace Plan, until their next meeting to be held on Monday, August 11.

TABLED

Vote: 5/0

With no other business to come before the Board, motion was made by Zawistoski, seconded by Andrus, to adjourn the meeting at 7:54 p.m.

ADJOURNMENT

Vote: 5/0

Respectfully submitted,

Nathan Miller

Nathan R. Miller

Assistant Zoning Administrator

07/16/2014