

SUMMIT TOWNSHIP SUPERVISORS
Regular Business Meeting
Monday, October 20, 2014

Chairman Church called the regular business meeting of the Board of Supervisors to order at 6:00 p.m. following salute to the flag. Supervisors Agostine and Lee were present, as were Solicitor Sennett, Zoning Officer Hudak, Engineer Jonas, Secretary Yeast, and ten interested persons.

CALL TO ORDER

Motion by Agostine, seconded by Lee, to approve the minutes of the Public Hearing and Regular Business Meeting on October 6, 2014, as presented and reviewed by the Board of Supervisors.

10/6/2014 MINUTES

Vote: 3/0

Supervisor Agostine read an e-mail from Alexa Sonney requesting approval to paint over the graffiti on the I-90 underpass structure on Old French Road. Agostine added that she had responded favorably to Ms. Sonney, and would attempt to get PaDOT's approval for the Spring of 2015. Both Supervisor Church and Lee supported Ms. Sonney's efforts.

CORRESPONDENCE:

Motion by Lee, seconded by Church, to approve the September 2014 Treasurers Report, as presented and reviewed by the Board of Supervisors.(\$327,766.36 expensed)

SEPT. 2014 TREAS.
REPORT

Vote: 3/0

Motion by Lee, seconded by Agostine, to re-zone the portions of Auto Row Parcel ID No. (40)16-72-34 currently zoned R-1 and R-2 to B-1. Result being B-1 for the entire parcel. Supervisor Lee expressed his support for an extension of Auto Row to Hessinger Drive, providing additional safe access to Peach Street; which would occur with development of the B-1 parcel. Lee favors keeping the parcels further down Peach St. at their current zoning districts.

RE-ZONING
APPROVED FOR
AUTO ROW PARCEL

Supervisor Agostine agreed, adding that it is unlikely this area would be developed residentially with the newly occupied Lord Corporation Building now in operation. Agostine further explained that she is confident no precedent is being set as this B-1 area will now complete a blocked section in a northerly direction. It is her personal intent for property to the south to remain residential. Agostine also measured the distance from her home to the Splash Lagoon and the development along Peach Street, and it is a distance comparable to the distance from the residents opposing the re-zoning to Auto Row. Agostine noted that she has personally not been disturbed or impacted by that development.

Supervisor Church explained that he remains opposed to re-zoning any portions of this area without completing the process of revising the Summit Township Comprehensive Plan. Agostine responded that she agrees the Comprehensive Plan requires update, and will begin the search to find a consultant, but the process to revise the Comprehensive Plan may take years, and she would also support the extension of Auto Row to relieve traffic on Robison Road. Supervisor Church added that marketability is also no reason for the Board to approve a request to re-zone.

Brad Ropey, 2285 Dorn Road, asked what the differences are between R-1 and R-2 Zoning Districts. Agostine responded, that R-1 has lower density requirements and some use differences. Mr. Ropey agreed with Supervisor Church, to a decision requires more time. Agostine further explained that the Board has 45 days to deny or approve a re-zoning request.

Scott Boyer, 8495 Peach Street, expressed concern for increased traffic at the intersection of Auto Row and Peach Street. Church responded that there is no indication yet as to any development. Agostine added that the Board is not allowed to consider what type of development is proposed when deciding a re-zoning request. Agostine further explained that

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the land development process may require a developer to improve road conditions with traffic signals, or other improvements depending on warrants.

Ken Boyer, Sr., 6380 Meadowland Circle, confirmed that the entire parcel is 35 acres, and asked if the Board has any preventative measures to discourage some types of development. Supervisor Church; no, if a "big box" facility meets with Township regulations, the Board cannot prevent development.

Brad Ropey, 2285 Dorn Road, disagreed with Agostine and Lee's support for the extension of Auto Row.

Supervisor Church stated that he would like to consider other options, i.e. Transitional Zoning, and would like to study the situation further.

Jim Chojnacki, 9481 Old French Road, disagreed that re-zoning this property does not set a precedent. Mr. Chojnacki expressed concern that zoning changes will continue to be requested further south.

Downia Glass, 9242 Old French Road, questioned the location of area being considered. The Board pointed out the location on the screen.

Discussion ensued regarding the location of the cul-de-sac on Hessinger Drive relative to the point at which Auto Row would be extended.

Fred Hessinger, 2360 Dorn Road, expressed his opinion that this area is not likely to develop residentially, but would encourage commercial development. There will always be some people who like what is developing and others that do not like it.

Tom Greene, 8553 Dundee, had the Board clarify again, using the overhead screen, which property is being considered.

Supervisor Church suggested the possibility that a store like Costco may be built.

Tim Will, 2255 Dorn Road, compared similarities of the development of the "miracle mile" on Peach Street, and the resulting effect in that neighborhood, to what may happen here.

Discussion ensued on the Transitional Zoning District, and who owns the properties to the north of this area.

Vote: 2/1
Agostine - Yes
Lee - Yes
Church - No

Motion by Agostine, seconded by Lee, to change the date of the December 1, 2014 Regular Business Meeting of the Board of Supervisors to Wednesday, December 3, 2014.
Vote: 3/0

12-1-14 MTG.DATE
CHANGED

Motion by Agostine, seconded by Lee, to authorize advertisement of a 2015 Budget Work Session for November 5, 2014 at 1:00 p.m.
Vote: 3/0

BUDGET WORK
SESSION 11/5/14

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Zoning Administrator Hudak reported that the Stormwater System for 321 Robison Road W. has been completed and inspected by Engineer Jonas who further recommends release.

SALLOT CONCRETE
STMWTR BOND
RELEASED

Motion by Agostine, seconded by Lee, to release the Stormwater Financial Security for 321 Robison Road W. to Sallot Concrete, Inc. in the amount of \$15,235.

Vote: 3/0

Zoning Administrator Hudak reported that the sidewalk at 2800 Cardinal Drive has been inspected and approved by Roads Foreman Haupt.

PORT HARBOR
SIDEWALK BOND
2800 CARDINAL DR.

Motion by Lee, seconded by Agostine, to release the Sidewalk Financial Security for 2800 Cardinal Dr. to Port Harbor Homes in the amount of \$1,452.

Vote: 3/0

Solicitor Sennett reported that Atty. Bauer has forwarded to the Board a request for support to demand Time Warner remedy its violation of the Franchise Agreement in regard to providing CATV service to an area on Perry Highway.

SOLICITOR
Cable Franchise

Motion by Agostine, seconded by Lee, to ratify the "demand letter" sent to Time Warner and illicit a response to this and various other requests.

Vote: 3/0

Engineer Jonas, in response to resident concern for the intersection of Old French Road and Johnson Road (south of I-90), presented a sketch for line painting directions that may alleviate the situation. Supervisor Church responded that this is a situation to be discussed in the Spring, and directed Engineer Jonas to present ideas and options then.

ENGINEER:
Old French Road &
Johnson Road
Intersection

Engineer Jonas reported that the Township Facility Stormwater System inspections are proceeding.

Township Stmwtr.
Inspections

There was no public input.

PUBLIC INPUT

With no further business to come before the Board, motion was made by Church, seconded by Agostine, to adjourn the meeting at 6:53 p.m.

Vote: 3/0

ADJOURNMENT

Respectfully submitted,

Christene S. Yeast

Secretary

10/24/2014