

SUMMIT TOWNSHIP SUPERVISORS

Public Hearing

Monday, October 6, 2014

Chairman Church called a public hearing of the Board of Supervisors to order at 6:00 p.m. followed by the salute to the flag. Supervisors Church and Agostine were present, as were, Solicitor Sennett, Zoning Officer Hudak, Engineer Jonas, Secretary Yeast, and eighteen interested persons.

CALL TO ORDER

Zoning Officer Hudak explained that the purpose of this public hearing is to receive input regarding a request to amend the Summit Township Transportation Plan and Official Map. Laban Marsh, intends to subdivide and develop his property, requesting to relocate and reclassify the internal collector street (future corridor) located on the eastern edge of his property. Hudak presented a drawing of the proposed development with the roadway moved to the middle of the Marsh/Ware property. Hudak further explained the request includes the reclassification of the future corridor from an Internal Collector Street with a right-of-way of 60', a required cartway of 36', and a required 100' setback from the center-line for structures; to a "Local Residential Street" with a right-of-way of 50', a required cartway of 28', and a required setback of 75' from the center-line for structures.

PURPOSE OF HEARING:
Relocation and Reclassification of Internal Collector Street (future corridor)

Hudak added that the Summit Township Planning Commission recommended denial of this request with a 3-0-1 vote. Erie County Planning stated that the proposed relocation "appears to be generally consistent with the Erie County Comprehensive Plan"; however, noting the potential to create an "off-set" intersection at Dorn Road when southern section of the proposed corridor is constructed.

Laban Marsh, 2231 Dorn Road, explained his primary residence is located on property directly across Dorn road, and his interest in developing and preserving the character of this area is personally important.

PUBLIC INPUT

Fred Barringer, 2250 Dorn Road, expressed concern that another residential development will inevitably draw trespassers to his property, with structures built right up to his property line.

Zoning Officer Hudak explained subdivisions and construction must meet or exceed the minimum requirements established by the Ordinances; listing setbacks for this R-2 area.

Laban Marsh, 2231 Dorn Road, addressed Erie County Planning's concern that the roadway will be offset at two points by explaining that his existing driveway is located within the proposed road right-of-way as it straddles his parcel and that of the Porreco parcel, and that an Internal Collector Street would be constructed offset to accommodate the driveway. Marsh added that there is a good demand for new homes to be built in Summit Township.

Fred Barringer, 2250 Dorn Road, asked who is responsible for the costs of construction of a new roadway. Supervisor Church responded that the developer will construct the roadway to Township specifications, and if built properly, could be turned over to the Township for maintenance.

Laban Marsh, 2231 Dorn Road, added that he had originally intended to construct a private drive development, but was advised of the future corridor. He was also advised of his option to petition for an amendment to the Transportation Plan, choosing to relocate and reclassify the Internal Collector Street.

Joe Tracy, 8550 Peach Street, questioned how the construction of a Local Residential Street affects his property, and who would be responsible to extend it to his property line for continuance. Engineer Jonas responded that a land development plan (LDP) would require a temporary cul-de-sac until an additional road extension would be developed. Each property owner

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would be responsible for any extensions onto their own property.

Solicitor Sennett further added that these incidents are arguments for the Board of Supervisors to mandate on LDPs that roadways be developed to the property line.

Gary New, 8630 Peach Street opposes the amendment to the Transportation Plan.

Linda Will, 2255 Dorn Road, opposes the amendment to the Transportation Plan, expressing concern for the additional traffic 30 homes will generate.

Tim Will, 2255 Dorn Road, also expressed concern with a planned offset intersection, reminding the Board that the Township recently eliminated the "S" curve on Dorn Road.

Rich Scarpino, 2425 Dorn Road, opposes this amendment to the Transportation Plan, stating that the Internal Collector Street may never be constructed, and he would like to keep the character of the neighborhood with large lots, the same.

Laban Marsh, 2231 Dorn Road, also mentioned that his proposed residential development may require a lower speed limit, alleviating some safety concerns.

With no further input from the public, Motion was made by Agostine, seconded by Lee, to close the Public Hearing at 6:30 p.m.

Respectfully submitted,

Christene S. Yeast
Recording Secretary
10/10/2014