

**SUMMIT TOWNSHIP SUPERVISORS**  
**Regular Business Meeting**  
**Monday, December 15, 2014**

Chairman Church called the regular business meeting of the Board of Supervisors to order at 6:04 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 eight interested persons.

CALL TO ORDER

Motion by Lee, seconded by Agostine, to approve the minutes of the Regular Business Meeting on December 3, 2014, as presented and reviewed by the Board of Supervisors.

12/3/2014 MINUTES

Vote: 3/0

Supervisor Agostine reported that she received an e-mail from Elana McGraw, a student at Fort LeBoeuf High School and the Vice-President of the National Honors Society (NHS). The NHS is interested in organizing an annual 5K run for Make-A-Wish, and hosting this event at Picnicana on Saturday May 23, 2015. Agostine added that she will suggest Ms. McGraw contact Jeff Jones for advice on organizing the 5K.

CORRESPONDENCE:  
- Make-A-Wish 5K

Motion by Agostine, seconded by Lee, to approve the use of Picnicana, free of charge, for the Make-A-Wish event sponsored by the Fort LeBoeuf NHS on May 23, 2015.

Vote: 3/0

Motion by Lee, seconded by Church, to approve the November 2014 Treasurers Report, as presented and reviewed by the Board of Supervisors.(\$254,236.78 expensed)

NOV. 2014 TREAS.  
REPORT

Vote: 3/0

Motion by Agostine, seconded by Lee, to amend the Sidewalk Ordinance #2013-01 as presented by Engineer Jonas. Agostine explained that wording was added to address bonding and construction requirements for new road construction in order to keep the sidewalk aligned properly with the roadway.

OLD BUSINESS:  
- Sidewalk Ord. #2013-01 Amended  
- Ord. #2014-07 PSATS UC Trust

Vote: 3/0

Motion by Lee, seconded by Agostine, to adopt Ordinance #2014-07 to continue Summit Township's membership in the PSATS Unemployment Compensation (UC) Trust program.

Vote: 3/0

Motion by Agostine, seconded by Lee, to adopt Resolution #2014-19 setting the 2015 Real Property Tax at .59 mills.

RES. #2014-19  
R.E.TAX MILLAGE

Vote: 3/0

Motion by Agostine, seconded by Lee, to adopt Resolution #2014-20 approving the 2015 Annual Budget as presented and completed by the Board of Supervisors.

RES. #2014-20  
2015 ANNUAL  
BUDGET

Vote: 3/0

Motion by Lee, seconded by Agostine, to appoint Lynn Case Craker as the Deputy Tax Collector as recommended by Summit Township Tax Collector Debi Cameron. Solicitor Sennett explained that appointing a Deputy Tax Collector is part of a new law, adding that Ms. Craker is the Millcreek Township Tax Collector and is already bonded.

LYNN CASE CRAKER  
APPOINTED DEPUTY  
TAX COLLECTOR

Jim Chojnacki, 9481 Old French Road, asked how the Deputy Tax Collector is compensated. Solicitor Sennett responded that the Deputy Tax Collector only steps in when the elected Tax Collector is incapacitated so no additional expense for services would apply.

Vote: 3/0

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Zoning Administrator Hudak reported that the Dorset Hospitality, LLC Subdivision Plan redistributes acreage of (2) parcels adding a small portion from one parcel to the other. This plan has been reviewed and recommended for approval by both the Summit Township Planning Commission and Erie County Planning.

DORSET  
HOSPITALITY  
SUBDIV PLAN

Motion by Agostine, seconded by Lee, to approve the Dorset Hospitality, LLC Subdivision Plan for 8031 Oliver Road, Parcel ID No. (40)16-72-4.02. Supervisor Agostine confirmed that marginal access is addressed with the Land Development Plan (LDP).

Vote: 3/0

Zoning Administrator Hudak reported that the Best Western LDP is proposed on the parcel enlarged by the above referenced subdivision; a 65 room hotel. The Summit Township Zoning Hearing Board has granted variances for both cross-parking (with the parcel behind the development) and to allow the 40 ft. multiple access driveway to be split into two smaller access drives.

BEST WESTERN LDP

Motion by Lee, seconded by Agostine, to approve the Best Western LDP for 8033 Oliver Road, Parcel ID No. (40) 16-72-4.01

Supervisor Church expressed concern that the marginal access adjacent to Peach Street will not be constructed, adding his concern regarding Section 611 of the Zoning Ordinance that provides another means for access. Discussion ensued with Engineer Jonas, Engineer Sanford (representing Dorset Hospitality), and Supervisor Agostine attempting to explain the difference between "marginal Access" required by all properties front Peach St. (on both sides of Peach St.) and the "Marginal Access Street", in this particular area of the Township located behind the Peach St. properties. Furthermore, the location of the marginal access street was approved and recorded for Sleep Inn & Suites, originally proposed by Debra and Gary Adams for this same parcel.

Motion by Agostine, seconded by Lee, to table the above motion allowing Supervisor Church time to further review the location of the marginal access street in this area.

Vote: 3/0

Zoning Administrator Hudak reported that the John, Julie, and Thomas Willow Subdivision Plan involves a 47+ acre parcel on Edinboro Road. The intent is to subdivide the portion of the parcel zoned T-1 from the portion zoned B-1. This plan has been reviewed and recommended for approval by both the Summit Township Planning Commission and Erie County Planning.

WILLOW  
SUBDIVISION

Motion by Agostine, seconded by Lee, to approve the John, Julie, and Thomas Willow Subdivision Plan for Parcel ID No. (40)1-7-1.04.

Supervisor Church expressed concern that there is no note on the Plan referencing the "no-build" status until sanitary sewer is extended, or a perkable site is located.. Engineer Sanford responded that typically Erie County Planning will require that notation, and he will ensure it is added.

Agostine amended the motion with Lee as second to approve the above referenced Subdivision contingent on adding the no-build notation.

Vote: 3/0

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Zoning Administrator Hudak reported that the Sharp Consignments, LLC Land Development Plan for the former Huber Fan Company facility has been reviewed and recommended for approval by both the Summit Township Planning Commission and Erie County Planning. An LDP is required to show compliance with the change of use on this property as well as the fact that no LDP is on record for this parcel.

SHARP  
CONSIGNMENTS LDP

Motion by Agostine, seconded by Lee, to approve the Sharp Consignments, LLC LDP for 2105, 2103, and 2107 Hershey Road, Parcel ID No. (40) 4-16-63.

Vote: 3/0

Zoning Administrator Hudak requested Board consideration to approve, by resolution, the Summit Township Sewer Authority (STSA) Route 97 Pump Station Sewage Module Component 3.

RES. 2014-21 STSA  
SEWAGE MODULE  
COMP. 3

Motion by Agostine, seconded by Lee to adopt Resolution #2014-21 authorizing the Secretary to sign the STSA Sewage Module Component 3.

Vote: 3/0

Zoning Administrator Hudak reported that the Auto Express Fiat Amended LDP is an "as-built plan" showing the expansion completed that differed from the original development plan. This plan has been reviewed and recommended for approval by both the Summit Township Planning Commission and Erie County Planning.

AUTO EXPRESS FIAT  
AMENDED LDP

Motion by Lee, seconded by Agostine, to approve the Auto Express Fiat Amended LDP for 9030 Peach Street, Parcel ID No. (40) 19-83-11.02.

Vote: 3/0

Solicitor Sennett requested Board directive on how to proceed with the draft revision to the Sewer Connection Ordinance. Supervisor Church responded that he recently found a guide for local officials that addresses sewer requirements and would like to review it.

SOLICITOR  
-Sewer  
Connection  
Ordinance  
-Montessori  
Property  
-Time Warner

Solicitor Sennett reported that the closing for the purchase of the Montessori property has been delayed due to the discovery of oil/gas leases. He will contact the Board with the rescheduled date.

Solicitor Sennett reported that, to update the Board in regard to the Notice of Default to Time Warner, Counsel is waiting to receive a response from residents recently contacted.

Engineer Jonas reported that, in light of a recent street cut on Cardinal Drive, he would recommend that the Board review and revise this Street Excavations and Openings Ordinance. At a minimum the material specifications will need to be amended. Engineer Jonas was directed to work with Roadmaster Lee on a draft revision.

ENGINEER:  
-Street Cut  
Ordinance  
-Frank Ave. Stop  
Signs

Engineer Jonas reported that he has reviewed recent traffic counts taken for Frank Avenue. While the volume of traffic does not warrant the stop signs and there is basically the same number of traffic on both roads (Frank Avenue and Glenmar Drive) the flow of traffic is safer with the all-way stop. Supervisor Church added that the stop signs are working well to smoothly control traffic.

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Motion by Agostine, seconded by Lee, to authorize advertisement of Board intent to adopt an ordinance for all-way stop signs at the intersections of Frank Avenue at Glenmar Avenue and Johnson Road at the January 5, 2015 Regular Business Meeting.

Vote: 3/0

Supervisor Church reported that Engineer Jonas has been approved to work in the Township Office approximately (4) hours per week, beginning in 2015.

Supervisor Lee reported that the Cardinal Drive road cut discussed previously at tonight's meeting has been completed and temporarily restored using calcium fortified concrete and covered with an insulated pad. Revisions to the Township Road Cut Ordinance may include a requirement to bore under the roadway in inclement weather rather than cutting the roadway. This particular cut is not on a busy street, so the impact is minimal.

Supervisor Agostine wished everyone present "Happy Holidays". Supervisors Church and Lee concurred.

There was no public input.

With no further business to come before the Board, motion was made by Agostine, seconded by Lee, to adjourn the meeting at 6:40 p.m.

Vote: 3/0

Respectfully submitted,

Christene S. Yeast

Secretary

12/17/2014

SUPERVISORS:

- Engineer Jonas
- Cardinal Dr. Road cut
- Happy Holidays

PUBLIC INPUT

ADJOURNMENT