

SUMMIT TOWNSHIP SUPERVISORS

Public Hearing

Monday, September 15, 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 Herzing, Zoning Officer Hudak, Engineer Jonas, Secretary Yeast, and twenty-four interested persons.

CALL TO ORDER

Chairman Church explained that the purpose of this hearing is to receive public input regarding a petition to rezone the rear portion of a parcel located on the south side of Auto Row with frontage on Peach Street. from a combination of R-1 and R-2 (Residential) to B-1 (Business).

PURPOSE OF HEARING:
Consideration to re-zone Peach Street property from R-1 and R-2 to B-1

Zoning Administrator Hudak further explained that a petition from Auto Row LLC was received requesting the Board consider increasing the depth of B-1 from Peach Street, currently 1200' to 2850' encompassing the entire parcel ID No. (40)16-72-34. The Summit Township Planning Commission has reviewed and recommended approval with a 3/0/1 vote (One abstention). Erie County reviewed the petition and determined that the requested zoning change appears to be consistent with the Erie County Comprehensive Plan, but may not be consistent with the Summit Township Comprehensive Plan.

Denise Benim, representing Auto Row, LLC explained that the intent of the developer is to extend Auto Row to Hessinger Drive providing traffic relief to not only Bianchi Honda employees and customers, but any motoring public that wishes to avoid traffic congestion further north on Peach Street. Access to Hessinger Drive will also provide a safer option than turning north from Auto Row, crossing traffic.

PUBLIC INPUT

Chairman Church explained the "Public Hearing" process and requested any input in support of the rezoning request. No one spoke in support of the rezoning request.

Fred Barringer, 2250 Dorn Road, owns property adjoining this parcel. Mr. Barringer, expressed no objection to a Business zoned district, but is concerned that if this property is developed it will cause an increase in trespassing incidents on his property. Further suggesting a fence enclosure for any development

Tim Will, 2255 Dorn Road, is opposed to this rezoning, stating that it is not consistent with the current Summit Township Comprehensive Plan, and expressing concern that it "opens the door to big box development". Mr. Will listed the negative impact of commercial development, i.e. lights, noise, commercial traffic on residential roadways.

Brad Ropey, 2285 Dorn Road, is opposed to this rezoning, concurring with Mr. Will, and adding that relieving traffic concerns for Bianchi Honda customers and staff does not warrant rezoning.

With no further input from the public, Chairman Church closed the Public Hearing at 6:12 p.m.

Respectfully submitted,

Christene S. Yeast
Recording Secretary
9/15/2014