

SUMMIT TOWNSHIP PLANNING COMMISSION
Regular Business Meeting
Monday, October 13, 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 Christian Green, Charles Knight, Robert Perry and Sandy Zawistoski. Also present were Engineer Matt Jonas, Zoning Administrator Marj Hudak, Assistant Zoning Administrator Nathan Miller and 6 interested members of the public.

CALL TO ORDER

Board members James Andrus and Gary Pace were absent from the meeting.

Motion by Green, seconded by Knight, to approve the September 8, 2014 regular business meeting minutes, as presented.

APPROVAL OF MINUTES

Vote: 5/0

Mike Sanford, from Sanford Surveying & Engineering, P.C., was present on behalf of the Amended Oliver Road/Patel (Home-2 Suites by Hilton) Land Development Plan, Parcel ID No. (40) 16-72-4. Sanford explained that the purpose for the amendment to the Land Development Plan is to install an access driveway to the adjacent property for parking access, which is possible due to a cross parking variance recently granted by the Zoning Hearing Board. He also explained that they are changing the location of the dumpster enclosure to allow for easier access. The board addressed the issue of sidewalk deferral, stating that since these two adjacent hotels are sharing parking and foot traffic will be travelling between the two developments, they suggested that the sidewalks get constructed sooner rather than later.

OLIVER ROAD/PATEL AMENDED LAND DEVELOPMENT PLAN

Motion by Green, seconded by Zawistoski, recommending approval of the Amended Oliver Road/Patel (Home-2 Suites by Hilton) Land Development Plan, with the suggestion that the sidewalks get constructed sooner rather than later.

APPROVAL RECOMMENDED W/suggestions

Vote: 5/0

Mike Sanford, Sanford Surveying & Engineering, P.C., was present on behalf of the Oliver Road/Patel (home-2 suites by hilton) Alternate Greenspace Plan, Parcel ID No. (40) 16-72-4. Sanford explained that the greenspace plan is the same as the board had approved before, however due to the planned access driveway they had to relocate one tree to make room for the access drive.

OLIVER ROAD/PATEL ALTERNATE GREENSPACE PLAN

Motion by Knight, seconded by Perry to approve the Oliver Road/Patel (Home-2 Suites by Hilton) Alternate Greenspace Plan

APPROVED

Vote: 5/0

Matt Swanson, from Rabell Surveying & Engineering, LLC, was present on behalf of the Amended J & E Interstate, LLC Land Development Plan, Parcel ID No. (40) 1-9-2.01. Swanson explained that the purpose for the amendment to the Land Development Plan is to install a secondary access driveway off of Edinboro Road, construct an addition to the existing showroom and to add a new landscape area around the new showroom. He also stated the new secondary driveway is to be used solely by delivery and service trucks, with signage to reflect that on site.

J & E INTERSTATE, LLC AMENDED LAND DEVELOPMENT PLAN

Motion by Zawistoski, seconded by Green recommending approval of the Amended J & E Interstate, LLC Land Development Plan

APPROVAL RECOMMENDED

Vote: 5/0

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Page 2

Matt Swanson, from Rabell Surveying & Engineering, LLC, was present on behalf of the J & E Interstate, LLC Alternate Greenspace Plan, Parcel ID No. (40) 1-9-2.01. Swanson explained that the plan was considered an alternate due to the utilization of the existing forested area on site.

J & E
INTERSTATE, LLC
ALTERNATE
GREENSPACE
PLAN

Motion by Green, seconded by Knight, to approve the J & E Interstate, LLC Alternate Greenspace Plan.

APPROVED

Vote: 5/0

Mike Sanford, from Sanford Surveying & Engineering, P.C., was present on behalf of the Sleep Inn & Suites Land Development Plan, Parcel ID No. (40) 17-73-2.08. Sanford explained that the purpose for the Land Development Plan is to construct a 79 room hotel. The board addressed the issue of standing water depth in the proposed stormwater pond, and stated that they would like a fence constructed around three sides of the pond (as I-90 already has a guard rail) to ensure public safety. Sanford stated that he knows there is a sewer authority easement running through that area that would need to be worked around. Will suggested building the fence with gates at the points where the easement intersects the fence to allow access into the easement area if needed. Green inquired about an odd structure that was shown on the plan, and Sanford stated that he believed it was meant to depict a sign structure and that he would remove it from the plan.

SLEEP INN &
SUITES LAND
DEVELOPMENT
PLAN

Motion by Green, seconded by Perry, recommending approval of the Sleep Inn & Suites Land Development Plan with the stipulation that a fence, be constructed around the stormwater pond to ensure public safety

APPROVAL
RECOMMENDED
W/ Stipulations

Vote: 4/0/1

Zawistoski Abstained

Mike Sanford, Sanford Surveying & Engineering, P.C., was present on behalf of the Sleep Inn & Suites Alternate Greenspace Plan, Parcel ID No. (40) 17-73-2.08. Sanford explained that the greenspace plan is an alternate due to the proposed planting of bushes only, instead of the required mixture of trees and shrubs on the boundary along I-90 to avoid interfering with the overhead electrical lines in the future; and the planting strip in the front of the property is well off the property line to avoid an existing wetland area.

SLEEP INN &
SUITES
ALTERNATE
GREENSPACE
PLAN

Motion by Knight, seconded by Green to approve the Sleep Inn & Suites Alternate Greenspace Plan

APPROVED

Vote: 4/0/1

Zawistoski Abstained

With no other business to come before the Board, motion was made by Knight, seconded by Zawistoski, to adjourn the meeting at 7:43 p.m.

ADJOURNMENT

Vote: 5/0

Respectfully submitted,

Nathan Miller

Nathan R. Miller

Assistant Zoning Administrator

10/14/2014