

SUMMIT TOWNSHIP PLANNING COMMISSION

Regular Business Meeting

Monday, December 8, 2014

The Summit Township Planning Commission regular meeting was called to order by Chairman Tim Will at 7:32 p.m., followed by a salute to the flag. Present were Board members Charles Knight, Robert Perry and James Andrus. Also present were Engineer Matt Jonas, Zoning Administrator Marj Hudak, Assistant Zoning Administrator Nathan Miller and 9 interested members of the public.

CALL TO ORDER

Board members Christian Green, Sandra Zawistoski and Gary Pace were absent from the meeting.

Motion by Knight, seconded by Perry, to approve the October 13, 2014 regular business meeting minutes, as presented.

APPROVAL OF MINUTES

Vote: 3/0/1

Andrus abstained (absent at that meeting)

Mike Sanford, from Sanford Surveying & Engineering, P.C., was present on behalf of the John, Julie & Thomas Willow Subdivision Plan, Parcel ID No. (40) 1-7-1.04. Sanford explained that the purpose for the simple one lot subdivision is to subdivide the property along the recently rezoned zoning district boundary lines. The subdivision will result in one parcel consisting entirely of B-1(Business) zoning and another much larger parcel consisting entirely of T-1 (Transitional) zoning.

JOHN, JULIE & THOMAS WILLOW SUBDIVISION PLAN

Motion by Andrus, seconded by Knight, recommending approval of the John, Julie & Thomas Willow Subdivision Plan.

APPROVAL RECOMMENDED

Vote: 4/0

John Laird, from David Laird Associates, was present on behalf of the Auto-Express Fiat Amended Land Development Plan, 9030 Peach Street, Parcel ID No. (40) 19-83-11.02. Laird explained that the purpose of the amended plan is to accurately reflect the parking on site as well as the extra addition that was added on the West side of the building. Engineer Jonas stated that the 8 parking spaces shown on the West side of the building need to be accurately drawn on the plan, and the 3 horizontal lines shown running West off of Route 19 need to be accurately labeled.

AUTO-EXPRESS FIAT AMENDED LAND DEVELOPMENT PLAN

Motion by Andrus, seconded by Knight, recommending approval of the Auto-Express Fiat Amended Land Development Plan with the stipulation that all of Engineer Jonas' comments be addressed.

APPROVAL RECOMMENDED W/Stipulations

Vote: 4/0

Jim Welka, from Henry T. Welka & Associates, was present on behalf of the Peach Street Square Phase I (5 Unit Building) Land Development Plan, 1930 Douglas Parkway, Parcel ID No. (40) 5-19-104. Welka explained that the purpose for the Land Development Plan is to construct a 5-unit retail building in the Southwest corner of the property. Welka made note that the property owners are currently seeking a front yard setback variance for the dumpsters that are shown on the plan within the front yard setback off of Douglas Parkway. Engineer Jonas stated that the developer has provided a revised stormwater plan and construction drawings based upon his previous review comments.

PEACH STREET SQUARE PHASE I (5 UNIT BLDG.) LAND DEVELOPMENT PLAN

Motion by Andrus, seconded by Knight, recommending approval of the Peach Street Square Phase I (5 Unit Building) Land Development Plan with the stipulations of being granted the front yard setback variance, and complying with all of Engineer Jonas' review comments.

APPROVAL RECOMMENDED W/Stipulations

Vote: 4/0

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Jim Welka, from Henry T. Welka & Associates, was present on behalf of the Peach Street Square Phase I (5 Unit Building) Alternate Greenspace Plan, 1930 Douglas Parkway, Parcel ID No. (40) 5-19-104. Welka explained that the plan was considered an alternate due to the utilization of some greenspace that is already existing on this site. Welka also stated that greenspace will only be located on the South and West sides of the building as there is an access drive to the East and a parking lot to the North. After suggestions from the board, Mr. Welka stated that he would ensure the planting island in the parking lot to the North, comprised currently of just grass, will have landscaping to match the proposed development (i.e. trees).

PEACH STREET
SQUARE PHASE I
(5 UNIT BLDG.)
ALTERNATE
GREENSPACE
PLAN

Motion by Knight, seconded by Andrus, to approve the Peach Street Square Phase I (5 Unit Building) Alternate Greenspace Plan with the stipulation of adding landscaping to match the proposed development in the island that is in the parking to the North.

APPROVED

Vote: 4/0

John Laird, from David Laird Associates, was present on behalf of the Sharp Consignments, LLC Land Development Plan, 2105, 2103 & 2107 Hershey Road, Parcel ID No. (40) 4-16-63. Laird explained that the purpose for the Land Development Plan is to convert the existing industrial building into a retail store and supporting retail warehouse. Laird also noted that no physical improvements are being made to the site, as the access drives, parking lot, drive lanes and loading area are already existing from the previous use. The board addressed the issue of access drive and parking lot lighting on the property. They stated that it gets dark in the winter months at five o'clock and adding lighting to increase public safety and reduce liability should be considered for future renovations. Engineer Jonas' addressed the board's questions about the proposed parking arrangements, stating that although it is disconnected around all sides of the building they do show more than the required number of spaces. Laird added that the parking is designed in that manner to capitalize on all existing paved areas to avoid adding any extra impervious surface to the site. Engineer Jonas stated that the two westerly access drives are only 15 feet in width and should be delineated on the plan as one-way only, just as the two easterly drives are shown. Jonas added that the drives should be marked on site with signage and painted directional arrows. Engineer Jonas also noted that a dumpster was not shown on the plan, and the board requested that Laird delineate the dumpster and its enclosure in its proposed location on the plan.

SHARP
CONSIGNMENTS,
LLC LAND
DEVELOPMENT
PLAN

Motion by Andrus, seconded by Knight, recommending approval of the Sharp Consignments, LLC Land Development Plan with stipulation that all of Engineer Jonas' comments be addressed.

APPROVAL
RECOMMENDED
W/ Stipulations

Vote: 4/0

John Laird, from David Laird Associates, was present on behalf of the Sharp Consignments, LLC Land Development Plan, 2105, 2103 & 2107 Hershey Road, Parcel ID No. (40) 4-16-63. Laird explained that the plan was considered an alternate due to the utilization of existing trees and shrubs on site which exceed the greenspace requirements, as well as the lack of plantings on the Southwest corner of the property due to the steep grade in that location of the property.

SHARP
CONSIGNMENTS,
LLC ALTERNATE
GREENSPACE
PLAN

Motion by Knight, seconded by Andrus to approve the Sharp Consignments, LLC Alternate Greenspace Plan, as submitted.

APPROVED

Vote: 4/0

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The Sewage Module for the Summit Township Sewer Authority's proposed Route 97 Pump Station, 8052 Perry Highway, Parcel ID No. (40) 12-66-7.02 [In-Part] has been received. The boards signature is required to complete Component 4A, the Municipal Planning Agency Review, of the Sewage Facilities Planning Module.

S.T.S.A ROUTE 97
PUMP STATION
SEWAGE
MODULE

Motion by Andrus, seconded by Knight, authorizing the signature of Chairman Tim Will to complete Component 4A of the Sewage Facilities Planning Module for the proposed Route 97 Pump Station.

SIGNATURE
AUTHORIZED

Vote: 4/0

With no other business to come before the Board, motion was made by Perry, seconded by Knight, to adjourn the meeting at 7:50 p.m.

ADJOURNMENT

Vote: 4/0

Respectfully submitted,



Nathan R. Miller

Assistant Zoning Administrator

12/09/2014