

**SUMMIT TOWNSHIP
PLANNING COMMISSION MEETING
APRIL 11, 2023**

Summit Township Planning Commission held a meeting on April 11, 2023 at the Summit Township Municipal Building, 502 Bonniebrook Road, Butler, PA.

CALL TO ORDER

Gary Miller called the meeting to order at 7:07 p.m.

ROLL CALL

Members present were Gary Miller, Cynthia Kramer, Linda Cranmer, Dennis Randolph, and Kriss Simmons. Also in attendance, Recording Secretary, Roxann Stickney, Tim Welter, Lori Welter, Jeanine Lumley, and Jason Bresnahan.

OPEN TO FLOOR – QUESTIONS/COMMENTS ON THE AGENDA

There were no questions or comments.

APPROVAL OF THE FEBRUARY 14, 2023 & MARCH 14, 2023 REGULAR MEETING MINUTES

Kriss Simmons motioned to approve the February 14, 2023 meeting minutes as presented. Gary Miller seconded the motion. Cynthia Kramer abstained due to being absent. Motion Carried.

Linda Cranmer motioned to approve the March 14, 2023 meeting minutes as presented. Gary Miller seconded the motion. Dennis Randolph and Kriss Simmons abstained due to being absent. Motion Carried.

WELTER SUBDIVISION

The Tim Welter subdivision at 135 Binsey Road was reviewed and the Township's engineer review letter.

Cynthia Kramer motioned to approve the Tim Welter subdivision at 135 Binsey Road as administratively correct contingent upon Butler County Planning Commission review letter. Dennis Randolph seconded the motion. Motion Carried Unanimously.

A recommendation for approval will be submitted to the Township's Board of Supervisors.

MYERS LOT LINE REVISION

No one attended the meeting for the Myers lot line revision.

LUMLEY GARAGE SETBACK

Jeanine Lumley requested information regarding garage setbacks requirements at 111 Valley View Drive. The garage will be 15 feet from the side property line due to the location of the septic system. The property is in a Residential (R-1) Zoning District which has 25 feet side setback. The neighbor impacted by the side setback submitted a letter of support for the garage.

The Planning Commission determined that a zoning hearing variance will be necessary. Gary Miller motioned to submit to the Zoning Hearing Board a letter of support for the variance for the garage. The garage will not alter the character of the neighborhood or cause an unnecessary hardship. Cynthia Kramer seconded the motion. Motion Carried Unanimously.

AGENDA ITEM ADDED: BRESNAHAN CARRIAGE HOUSE/SECONDARY FARM WORKER RESIDENCE

Gary Miller motioned to add the Bresnahan carriage house/secondary farm worker residence to the agenda. Dennis Randolph seconded the motion. Motion Carried Unanimously.

BRESNAHAN CARRIAGE HOUSE/SECONDARY FARM WORKER RESIDENCE

Jason Bresnahan attended the meeting requesting information regarding a carriage house/secondary farm worker residence at a farm located at 278 ½ Chicora Road that is in a Residential (R-1) Zoning District. The property has public water and the home to have its' own septic system.

A zoning hearing for a variance will be required for the home due to not being a permitted use in a residential zone.

Gary Miller motioned for Mr. Bresnahan to attend a Supervisors meeting in the presence of the Township's Solicitor to determine if a zoning hearing is necessary since it is an active farm. Cynthia Kramer seconded the motion. Motion Carried Unanimously.

BASA / PA AMERICAN WATER ACT 537 PLAN UPDATE

The Planning Commission reviewed the Township's engineer review letter for the Pennsylvania American Water Act 537 Plan Update for the purchase of the Butler Area Sewer Authority (BASA). The recommendation letter determined that the Act 537 Plan Update meets the Township's zoning ordinances and land uses.

Gary Miller motioned the Act 537 Plan Update for the Pennsylvania American Water to purchase of BASA meets the Township's zoning ordinances and land uses. Cynthia Kramer seconded the motion. Motion Carried Unanimously.

A recommendation letter will be sent to the Board of Supervisors that the Act 537 Plan Update for Pennsylvania American Water to purchase BASA meets the Township's zoning ordinances and land uses.

ORDINANCE PROJECT

The Subdivision and Land Development Ordinance (SALDO) will be the first ordinance reviewed.

OPEN TO THE FLOOR

There were no questions or comments from the floor.

ADDITIONAL BUSINESS

There was no additional business.

ADJOURNMENT

With there being no further business to come before the Planning Commission, Kriss Simmons motioned to adjourn the meeting. Dennis Randolph seconded the motion. Motion Carried Unanimously. The meeting was adjourned at 8:05 p.m.

Respectfully Submitted,
Roxann Stickney, Recording Secretary

NEXT PLANNING COMMISSION MEETING WILL BE HELD MAY 9, 2023 AT 7:00 P.M.