

**SUMMIT TOWNSHIP  
PLANNING COMMISSION MEETING  
JANUARY 10, 2023**

Summit Township Planning Commission held a meeting on January 10, 2023 at the Summit Township Municipal Building, 502 Bonniebrook Road, Butler, PA.

**CALL TO ORDER**

Gary Miller called the meeting to order at 7:12 p.m.

**ROLL CALL**

All members present were Cynthia Kramer, Gary Miller, Dennis Randolph, and Kriss Simmons. Also in attendance, Recording Secretary, Roxann Stickney, Patty Andreassi, Tim Andreassi, David Barry, and Joseph Kirklewski representing Senate Engineering Company.

**OPEN TO FLOOR – QUESTIONS/COMMENTS ON THE AGENDA**

There were no questions or comments.

**APPROVAL OF THE DECEMBER 13, 2022 MEETING MINUTES**

Gary Miller motioned to approve the December 13, 2022 meeting minutes as presented. Cynthia Kramer seconded the motion. Kriss Simmons abstained due to being absent from the meeting. Motion Carried.

**ANDREASSI GARAGE**

Patty Andreassi and Tim Andreassi inquired about the setback requirements for a garage at 395 Protzman Road, Butler. The property is in a Residential (R-1) Zoning District. The garage will not meet the rear setback and side setbacks requirements.

To build the garage on this parcel, a zoning hearing requesting variance for the rear setback and side setbacks will be necessary.

Another option for the garage to meet the setbacks requirement would be to acquire additional land from the neighboring property. A lot line revision would be required.

Mr. and Mrs. Andreassi are going to review the options for the garage.

**UTILITY RIGHT-OF-WAY**

The Planning Commission reviewed a recorded utility right-of-way agreement that has specific setback requirements. The Township's zoning ordinance does not address utility right-of-way requirements.

Cynthia Kramer motioned to send a recommendation letter to the Board of Supervisors to update the zoning ordinance to specify that the 50' right-of-way requirement pertains to roads and private drives. Setback requirements for utility right-of-way agreements are to follow the recorded specifications of the utility company. Gary Miller seconded the motion. Motion Carried Unanimously.

**ORDINANCE PROJECT**

Joseph Kirklewski from Senate Engineering submitted to the planning commission members sample ordinances and information pertaining to electric charging stations, impact fees, solar farms, sloping and grading. The planning commission will begin the review process of the information.

David Barry the Township's emergency management coordinator presented safety requirements for properties that have solar panels.

**SUBDIVISION AND LAND DEVELOPMENT ORDINANCE UPDATE**

Butler County has updated their Subdivision and Land Development Ordinance (SALDO). The Board of Supervisors want the planning commission to update the Township's SALDO to reflect the County's ordinance where applicable.

**OPEN TO THE FLOOR**

There was 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, Cynthia Kramer motioned to adjourn the meeting. Kriss Simmons seconded the motion. Motion Carried Unanimously. Meeting adjourned at 9:09 p.m.

Respectfully Submitted,  
Roxann Stickney, Recording Secretary

**NEXT PLANNING COMMISSION MEETING WILL BE HELD FEBRUARY 14, 2023 AT 7:00 P.M.**