

**SUMMIT TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
OCTOBER 12, 2021**

Summit Township Planning Commission meeting was held on October 19, 2021 at the Summit Township Municipal Building, 502 Bonniebrook Road, Butler, PA.

CALL TO ORDER

Cynthia Kramer called the meeting to order at 7:05 p.m.

ROLL CALL

Members were present Cynthia Kramer, Kriss Simmons, Dennis Randolph, and Gary Miller. Member absent was Tom Brugere. Also in attendance, Recording Secretary, Roxann Stickney, Jamie Moore, Matt Carbin, Doug Kriley, Sharon Geibel, David Hunter, Mike Ogin, Thomas Hutchison, and Willie Adams.

OPEN TO FLOOR – QUESTIONS/COMMENTS ON THE AGENDA

There were no questions or comments.

APPROVAL OF THE AUGUST 11, 2021 MEETING MINUTES

Gary Miller motioned to approve the August 11, 2021 meeting minutes as presented. Dennis Randolph seconded the motion. Kriss Simmon abstained due to being absent from the meeting. Motion Carried.

SEPTEMBER 14, 2021 INFORMATIONAL MEETING

The September 14, 2021 meeting was informational due to lack of quorum. No decisions were made. The notes from the meeting were presented.

CARBIN SUBDIVISION

The Matthew Carbin lot line revision for 432 and 434 Route East 422, Butler, PA was reviewed and found to be administratively correct.

Cynthia Kramer motioned to approve the Matthew Carbin lot line revision as administratively correct. Gary Miller seconded the motion. Motion Carried Unanimously.

A recommendation letter of approval will be submitted to the Board of Supervisors.

MOORE SUBDIVISION

Jamie Moore presented a subdivision at 130 Tower View Drive, Butler, PA for a historical log cabin to be placed on its' own parcel. Due to the location of a home on the property, the lot size will be .75 acres. Both structures have their own septic system. A Zoning Hearing for a variance for the lot size will be required.

Cynthia Kramer motioned for a recommendation letter of approval be submitted to the Zoning Hearing Board for the lot size variance due to the essence and historical nature of the log cabin. However, the building cannot be enlarged and no accessory buildings other than a small non-permanent shed be on the parcel due to the historical character of the log cabin. Dennis Randolph seconded the motion. Cynthia Kramer voted "yes". Gary Miller voted "yes". Dennis Randolph voted "yes". Kriss Simmons voted "no". Motion Carried.

HUNTER OFFICE BUILDING & BODY SHOP BUILDING

David Hunter representing Hunter Realty Co., LP and Mike Ogin from The Gateway Engineers, Inc. presented a preliminary plan for the construction of a new office building and new body shop at 174 Oneida Valley Road, Butler, PA.

The location for the new office building has an existing office building with a pre-existing nonconforming setback. Hunter Realty Co., LP would like to demolish the building and replace it with a larger building that would increase the nonconformity setback. The new office building will encroach onto the adjacent parcel that is owned by Hunter Realty Co. LP.

The Planning Commission Board determined a variance from the Zoning Hearing Board is necessary for the new office building due to the expansion of the nonconforming setback.

The Planning Commission Board determined a lot line revision is necessary for the new office building due to encroaching onto the adjacent lot.

The new body shop building will be required to meet the current setback requirements.

Mr. Hunter requested to be added to the Agenda of the Summit Township regularly scheduled public meeting on October 20, 2021 to discuss project for the new office building and new body shop with the Supervisors.

KRILEY GROVE LANE

Doug Kriley attended the meeting requesting information regarding the subdivision requirements for Kriley Grove Lane to add an additional house. It was determined the lane has the maximum number of homes.

HUTCHISON GARAGE

Thomas Hutchison requested information regarding the setback requirements for a garage in a General (C-3) Commercial Zoning District. Mr. Hutchison would like to construct a garage on the adjacent lot which he owns to be 12 feet from the property line. The side setback requirement for the C-3 Zoning District is 20 feet. A setback variance is required from the Zoning Hearing Board.

Cynthia Kramer motioned for a recommendation letter of approval for the setback variance be submitted to the Zoning Hearing Board due to Mr. Hutchison owning the adjacent lot and the neighboring properties have garages. The garage is a permitted use in a C-3 Zoning District. Gary Miller seconded the motion. Motion Carried Unanimously.

OPEN TO THE FLOOR

There were not questions or comments from the floor.

ADDITIONAL BUSINESS

The Planning Commission requested food truck requirements be added to the next Summit Township public meeting Agenda for the Supervisors to determine if the Planning Commission should research this.

ADJOURN

With there being no further business to come before the Planning Commission, Cynthia Kramer motioned to adjourn the meeting. Dennis Randolph seconded the motion. Motion Carried Unanimously. Meeting adjourned at 8:45 p.m.

Respectfully Submitted, Roxann Stickney, Recording Secretary
NEXT MEETING DATE NOVEMBER 9, 2021 AT 7:00 P.M.