

**SUMMIT TOWNSHIP
PLANNING COMMISSION MEETING
FEBRUARY 10, 2026**

Summit Township Planning Commission meeting was held on February 10, 2026 at the Summit Township Municipal Building, 502 Bonniebrook Road, Butler, PA.

CALL TO ORDER

Dennis Randolph called the meeting to order at 7:00 p.m.

ROLL CALL

Members present were Cynthia Kramer, Dennis Randolph, Kriss Simmons, and Linda Cranmer. Member absent was Jesse Mikita. Also present, recording Secretary Roxann Stickney, Claire Toth, Lee Carney, Nicole Carney, and Jim Frye.

OPEN TO FLOOR – QUESTIONS/COMMENTS ON THE AGENDA

There were no questions or comments.

**DECEMBER 8, 2025 MEETING MINUTES, JANUARY 13, 2026 ORGANIZATIONAL MEETING MINUTES &
JANUARY 13, 2026 REGULAR MEETING MINUTES APPROVAL**

Linda Cranmer motioned to approve the December 8, 2025 meeting minutes as presented. Kriss Simmons seconded the motion. Dennis Randolph abstained due to being absent. Motion carried.

Kriss Simmons motioned to approve the January 13, 2026 organizational meeting minutes as presented. Dennis Randolph seconded the motion. Linda Cranmer abstained due to being absent. Motion carried.

Kriss Simmons motioned to approve the January 13, 2026 regular meeting minutes as presented. Dennis Randolph seconded the motion. Linda Cranmer abstained due to being absent. Motion carried.

CARNEY GARAGE

Lee Carney presented a garage project that will require a variance due to the side setback being 10' – 15' from the neighboring property line 900 Herman Road, Butler, PA. He presented a letter from Wanda Mortimer the neighboring property owner granting permission for the garage to not be required to have the 25' side setback to her property.

Kriss Simmons motioned to submit a recommendation letter of approval for the side setback variance at 900 Herman Road, Butler, PA to the Summit Township zoning hearing board. Cynthia Kramer seconded the motion. Motion carried unanimously.

TOTH SUBDIVISION

The Toth minor subdivision at 149 Rennick Road, Butler, PA was reviewed. The minor subdivision is in both Summit Township and Jefferson Township. The plan was to be found administratively correct for Summit Township.

Cynthia Kramer motioned to approve the Toth minor subdivision as administratively correct for Summit Township. The plan will not be signed until Jefferson Township grants final approval and signs the mylar. Dennis Randolph seconded the motion. Motion carried unanimously.

A recommendation letter of approval will be sent to Summit Township's Board of Supervisors.

OPEN TO THE FLOOR

Jim Frye attended the meeting regarding setback requirements for an addition onto a building at 300 Mitchell Hill Road, Butler, PA. The requirements were discussed.

ADDITIONAL BUSINESS

There was no additional business.

ADJOURNMENT

With no further business to come before the Planning Commission Board, Kriss Simmons motioned to adjourn the meeting. Dennis Randolph seconded the motion. Motion carried unanimously. Meeting adjourned at 7:30 p.m.

Respectfully submitted,
Roxann L. Stickney, Recording Secretary

NEXT PLANNING COMMISSION MEETING ON MARCH 10, 2026 AT 7:00 P.M.