

TOWNSHIP of SUMMIT

Crawford County, Pennsylvania

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October 25, 2018 Map Amendment #2018-2

Minutes of Public Hearing on Proposed Ordinance to Amend the Summit Township Zoning Map as Submitted by Crawford Realty Group LP, Held on October 25, 2018

Pursuant to public notice as required by law, the Summit Township Board of Supervisors held a public hearing on October 25, 2018, at the Township building located at 10956 Plum Street to review an application submitted by Crawford Realty Group LP to change the zoning designation of parcel #5508-017, from Single Family Residential to an Agricultural Zoning District, as set forth in the proposed ordinance prepared for the Board's review No. 2018-2. No other provisions of the zoning ordinance or map will be altered.

Those in attendance included Attorney Harry White, Larry Kebert, Matey Yalch, William Agnew, Lud Zarembinski, Jerauld Smith, Attorney Alan Shaddinger and Cindy McCoy.

Chairman Agnew called the meeting to order at 7:00 PM introducing Alan Shaddinger, who is representing the township. (Attorney Walker has excused himself from these proceedings).

Attorney Shaddinger explained the purposed of the hearing is to consider the zoning map change request for parcel #5508-017 and listed communications into evidence that included comments received from the County and Township Planning Commissions. Notice of the Public Hearing on the proposed zoning map amendment was published in the Meadville Tribune October 9 & 15 and the property was posted October 4.

Crawford Realty Group LP filed an application for a Zoning Amendment with Summit Township on May 1, 2018, which requested that the zoning district for a property owned by Crawford Realty be changed from Single Family Residential to Agricultural.

The Summit Township Planning Commission reviewed the proposed change on July 16, 2018. A copy of the comments and questions of the Township Planning Commission dated July 17, 2018, was submitted to the Township.

The proposed change was reviewed by the Crawford County Planning Commission on June 25, 2018, and the Commission's comments dated June 26, 2018, were submitted to the Township.

At the Public Hearing, Attorney Harry White spoke on behalf of Crawford Realty Group LP, which owns various properties in Crawford County of which Larry Kebert is a principle owner. He presented a written document entitled a "Factual Background" to explain the reasons for the request and

to address certain questions and concerns raised in the comments of the Township and County Planning Commissions. In his presentation, Attorney White made the following points.

- Parcel #5508-17 is located east of Harmonsburg, and borders Harmonsburg Road (SR3016) containing approximately 83 acres. The present and historic use of the property is agricultural. The only buildings on the property are one house and one barn, which have been unoccupied for at least one year. There are no public water or sewer utilities directly available.
- The natural buffer along Inlet Run will be retained and shall remain designated as Conservation District zoned area.

The proposed change is to align the zoning classification with the historic and planned use of the property. The plan is to continue using the property for agricultural use. Because there is plan to change the existing and historic use of the property, there should be no impact on the neighboring properties as a result of the change.

Currently the property is planted with corn and leased by Hindman Farms. Mr. Hindman is naturally concerned about his ability to continue to farm this property and requests reassurance that he can do so before investing time and money to prepare the land for further agricultural use.

- The Comprehensive Plan does indicate that “housing should be encouraged to cluster in areas around the lake and in Harmonsburg to allow more economic development of community facilities”, it is respectfully submitted that the demand for housing in the Harmonsburg area can be satisfied by other available land.
- Access to property is served by a driveway directly from Harmonsburg Road, which is a major thoroughfare.
- The change of the map for this parcel to agriculture is simply making the official designation of the zoning map match what the property has been utilized for the last 50 years.

Comments/discussion:

Mr. Matey, an adjacent property owner, stated he does not see any sense in changing if it has always been used as agriculture, and expressed his concerns that allowing the change may open the door for future use as a gravel pit that would harm his water well.

Board members explained that Mr. Hindman is leasing the property and has an interest to secure his investment for any improvements he may make.

With no additional comments, Bill Agnew made a motion to approve the request to change the subject property-to agricultural zoning district from residential zoning and to advertise the required ordinance, seconded by Lud, so moved.

The Map Amendment Ordinance will be advertised for adoption at a future Supervisors meeting; public comments will be taken at that time. Public hearing concluded at 7:23PM.

--Cynthia R. McCoy, Secretary