

**CHIPPEWA TOWNSHIP  
PLANNING COMMISSION MINUTES  
NOVEMBER 8, 2011**

**ATTENDANCE**

Denise Zachewicz  
Dave Smilek  
Larry McCowin  
Tom Marsilio  
Kraig Diehl  
Mike Arbogast

**ABSENT**

Doug Loughner

**STAFF**

Mark Taylor

**VISITORS**

Chairperson Dave Smilek brought the meeting to order with the Pledge of Allegiance.

**MINUTES**

Mr. Smilek had the minutes of the September 13, 2011 meeting for review.

**\*MR. MARSILIO MOVED TO** accept the minutes of the September 13, 2011 meeting as submitted. Seconded by Mr. McCowin and with no further discussion, the motion carried.

**ITEMS FOR DISCUSSION**

**1. SHENANGO WOODS PHASE 3 REVISION 1** - Mr. Taylor stated that this is a revision of the previously recorded plan by adding various private drainage easements. They cover the existing roof drain leaders and french drains that were previously installed in the plan when PA Pine & Palm Street, LLC took title to the property.

Mr. Culler from Michael Baker had some comments, those being the owners acceptance of the storm water drainage facilities, modification of a few private easements on a few lots, #313,314,327 & 328; adding owner's names to the lot numbers and verification of the zip code of NVR Inc.

**\*MS. ZACHEWICZ MOVED TO** recommend to the Supervisors approval of the Shenango Woods Phase 3 Revision 1, contingent upon Mr. Culler's comments being addressed. Seconded by Mr. Diehl, the motion carried unanimously.

**2. NEWBERRY SUBDIVISION** - Mr. Taylor stated that Ms. Newberry wanted to divide the two houses she owned on 37th St. Ext. One of the lots met the zoning requirements, while the other one was only 60 feet wide. Ms. Newberry applied to the Zoning Hearing Board for a variance.

That meeting was held last Thursday November 3, 2011 and the Zoning Hearing Board granted Ms. Newberry that variance.

**\*MR. ARBOGAST MOVED TO** recommend to the Supervisors approval of the Newberry Subdivision. Seconded by Mr. Marsilio, the motion carried unanimously.

**NEW BUSINESS**

Mr. Taylor stated that the Prudential Building has been for sale for quite some time and there is some interest from a Chiropractic Office and also an Auto Repair Shop. In the near future, drawings will be submitted and there will, at some point, be a need for variances.

There will be some proposed designs submitted for retail in the existing DeAngelis Donut property, and the former Payless location may be submitting some plans for retail as well.

Mr. Taylor reminded the Planning Commission to consider nominations for the upcoming re-organization meeting in January, 2012.

He also wanted to express to the Planning Commission that he welcomes any thoughts they have on future ways to market our Township and would be open to any suggestions on ways to improve and develop this area.

### **OLD BUSINESS**

Mr. Taylor stated that work is still being done on the Sahli Property, hope to have it open by Spring of 2012.

With nothing further to come before the board, the meeting was adjourned.

The next meeting will be December 13, 2011.

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Secretary

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Chairman