

**CHIPPEWA TOWNSHIP  
PLANNING COMMISSION MINUTES  
JULY 10, 2012**

**ATTENDANCE**

Denise Zachewicz  
Dave Smilek  
Doug Loughner  
Kraig Diehl  
Mike Arbogast  
Tom Marsilio

**ABSENT**

Larry McCowin

**STAFF**

Mark Taylor

**VISITORS**

John Rackley  
Carmen Didiano, Auto Zone

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

**MINUTES**

Mr. Smilke had the minutes of the May 15, 2012 meeting for review.

**\*MR. DIEHL MOVED TO** accept the minutes of the May 15, 2012 meeting as submitted.  
Seconded by Mr. Arbogast and with no further discussion, the motion carried.

**ITEMS FOR DISCUSSION**

**1. VIOLANDA LABATE PLAN OF SUBDIVISION** - This is property located on McKinley Road and 37th St. Ext. Property owner requested approval to re subdivide existing Lot #4 and Lot #7 into two differently configured lots, namely Lot #7A and Lot #7B. There were just a few items that needed to be addressed.

**\*MS. ZACHEWICZ MOVED TO** recommend to the Supervisors approval of the LaBate Plan of Subdivision contingent upon the items from Mr. Culler being addressed. Seconded by Mr. Diehl, the motion carried unanimously.

**2. SCHUTTE PLAN OF LOT CONSOLIDATION** - Mr. Taylor stated that this is a simple lot removal subdivision. Mr. Schutte is purchasing 2 lots in the Hickory Woods Plan - Phase 2. In order to build the size of the home he is proposing to construct there, he would need to remove the center line.

There are 4 comments on Jim Culler's list that need to be addressed.

**\*MR. ARBOGAST MOVED TO** recommend to the Supervisors approval of the Schutte Plan of Lot Consolidation contingent upon the 4 items on Mr. Culler's list being addressed. Seconded by Mr. Loughner, the motion carried unanimously.

**3. ORDINANCE NO. 244** - Mr. Taylor added this to the Agenda this evening. He stated that this needed to be addressed so the Supervisors can act on it by their meeting on August 11th, because of the August 14th deadline.

This Ordinance implements the permissible local regulation of oil and gas operations as provided by Act 13 of 2012 by amending Chapter 27, Part XIX of the Township Code of Ordinances by the addition of Section 1914 Oil and Gas Operations and repealing in its entirety Ordinance No. 238.

The purpose of this is to provide for the health, safety and welfare of the residents of Chippewa Township through the implementation of reasonable zoning provisions under the MPC and floodplain management provisions under the Floodplain Management Act, and to permit the reasonable development of oil and gas resources in accordance with Act 13 of 2012.

**\*MR. DIEHL MOVED TO** recommend to the Supervisors approval of Ordinance No. 244 to be acted upon at their next meeting. Seconded by Mr. Arbogast, the motion carried unanimously

Mr. Taylor addressed Mr. Didiano, who was in attendance representing the proposed Auto Zone in Chippewa Township. He informed Mr. Didiano that the review from Mr. Culler's office was just received today, (after being within the 20 working days review schedule) was not in time for it to be on tonight's agenda.

Mr. Smilek stated that it will be addressed at the next Planning Commission Meeting.

**OLD BUSINESS**

Mr. Taylor stated that the representatives of the proposed Microtel next to the Municipal Building informed him that they will need to do a sub-division because of a financing issue; so they will submit plans for review.

**NEW BUSINESS**

Mr. Taylor informed the Board that drawings will be submitted in the near future by Mr. Peter Kladius who owns a 2 acre site located on 37th St. These will include a 12 Unit Townhouse, ie; 3 buildings consisting of 4 units each. They will be on the order of Spring Blossom, but will be attached.

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

The next meeting will be August 14, 2012.

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Secretary

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Chairman