

**CHIPPEWA TOWNSHIP  
PLANNING COMMISSION MINUTES  
AUGUST 14, 2012**

COPY

**ATTENDANCE**

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

**ABSENT**

**STAFF**

Mark Taylor  
Dawna Pella

**VISITORS**

Jim Pritchard - Baker Eng.  
Carmen Didiano- Eng.  
Ken Meverden - CTSA  
Jim Culler - Baker Eng.  
Rebecca Schwartz - Baker Eng.  
Dave Laffey - Castlebrook  
Joseph Chaffin - Baker Eng.  
Peter Kladias  
David Bolinger - Surveyor

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

**MINUTES**

Mr. Smilek had the minutes of the July 10, 2012 meeting for review.

**MR. MCCOWIN MOVED TO** accept the minutes of the July 10, 2012 meeting as submitted.  
Seconded by Mr. Loughner and with no further discussion, the motion carried.

**ITEMS FOR DISCUSSION**

**1. SANITARY AUTHORITY CONDITIONAL USE** - This is a proposed office complex located on Darlington Road. Representatives from Michael Baker were in attendance to present the plans for the new building that will house the Sanitary Authority.

They provided on the plans, the zoning requirements i.e., lot width, setback requirements, height, parking spaces required, and ADA compliant accessible parking spaces.

There was a question concerning the installation of a digital sign, and they were assured that it would not be a neon flashing, but a conservative black and white sign that will not be annoying to anyone in the evening hours.

**\*MR. DIEHL MOVED TO** recommend approval to the Supervisors of the Sanitary Authority Conditional Use as presented. Seconded by Mr. McCowin, the motion carried unanimously.

**2. KLADIAS CONDITIONAL USE** - This is a proposed development located on 37th St. Ext. consisting of 3 Buildings, 4 Units in each on a Cul-de-sac. They presented the plan which included storm water, buffer areas, garages and parking spaces, construction materials, lighting, etc.

The plan right now is to build all of the buildings at once and then advertise them as rental properties. Rent would be in the \$900 a month range. This is just in the preliminary stage at the present time.

**\*MR. LOUGHNER MOVED TO** recommend approval to the Supervisors the Kladias Conditional Use as presented. Seconded by Mr. Arbogast, the motion carried unanimously.

**3. AUTO ZONE LAND DEVELOPMENT** - Mr. Carmen Didiano was in attendance and addressed the comments made by Mr. Culler in his letter of July 24, 2012. The only outstanding comment not addressed was the outside agency, PennDot Highway Occupancy Permit.

**\*MS. ZACHEWICZ MOVED TO** recommend to the Supervisors approval of the Auto Zone Land Development contingent upon the Highway Occupancy Permit being obtained from PennDot. Seconded by Mr. Diehl, the motion carried unanimously.

**4. BEAVER COUNTY AIRPORT SUBDIVISION** - Mr. Dave Laffey stated that all of Jim Culler's comments have been addressed, except for the gas line easement. They have met all the setback requirements for this 2 lot subdivision.

**\*MR. MARSILIO MOVED TO** recommend to the Supervisors approval of the Beaver County Airport Subdivision contingent upon the outstanding comments by Mr. Culler being addressed. Seconded by Mr. Arbogast, the motion carried unanimously.

**5. BROWN LOT LINE REMOVAL SUBDIVISION** - Mr. Taylor stated that this is a property on James St. that had a house that burned down and a garage that was demolished. The house was on one lot and the garage on the other, which was non conforming for the fact that the house and garage need to be on the same property.

Therefore, Mr. Brown wants to have the line removed, so that he can construct a single family dwelling in the middle of the parcel. Mr. Taylor could not see any problem or issues with this line removal.

**\*MR. MC COWIN MOVED TO** recommend to the Supervisors approval of the Brown Lot Line Removal Subdivision. Seconded by Ms. Zachewicz, the motion carried unanimously.

**NEW BUSINESS**

Mr. Taylor had a few new items to report. One is Z's Brew's LLC, a pub that will be going into the shopping center on the corner of Alexanders.

Another moving into that same plaza is the Rochester Driver's Center. They will house their offices in one of the buildings and have the driver's test actually given at the location behind the plaza.

Representative Jim Marshall is also coming into the Chippewa Area, moving his offices from Beaver Falls.

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

The next meeting will be September 11, 2012.

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Secretary

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Chairman