

**CHIPPEWA TOWNSHIP  
PLANNING COMMISSION MINUTES  
DECEMBER 8, 2015**

**ATTENDANCE**

Dave Smilek  
Larry McCowin  
Denise Zachewicz  
Doug Loughner  
Mike Arbogast

**ABSENT**

Tom Marsilio  
Kraig Diehl  
Dawna Pella

**STAFF**

Mark Taylor  
Dorinda Roberts

**VISITORS**

Brandy Kunsman

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

**MINUTES**

Mr. Smilek had the minutes of September 8, 2015 meeting for review.  
(THE PLANNING COMMISSION DID NOT HAVE A MEETING IN OCT/NOV AS THERE WERE NO AGENDA ITEMS.)

**\*MR. LOUGHNER MOVED TO** accept the minutes of the September 8, 2015 meeting as submitted.  
Seconded by Mike Arbogast and with no further discussion, the motion carried.

**ITEMS FOR DISCUSSION**

**CHIPPEWA EVANGELICAL FREE CHURCH (PATHWAY CHURCH) LAND DEVELOPMENT** - Brandy Kunsman, from Frank B. Taylor Engineering was in attendance to present the Land Development Drawings to the Planning Commission Board.

The plan includes a small 20'x8' entry way addition to the existing structure, a large 160'x82' 2 story brick faced addition for 18 classrooms, modifications to the parking area and the possible addition of a 200'x7' retaining wall. They plan to put it up for bid in the spring.

Mr. Taylor brought up the outstanding items that need addressed on page 2 of Jim Culler's December 2, 2015 project review letter from Michael Baker's, which include:

Zoning

The "minimum front yard" setback requirements should be shown as 40'.

Saldo

1. Revise the indicated front yard setback lines to reflect 40' setback.
2. Stormwater / E&S:
  - a. Submit an executed copy of the SWM BMPs O&M Agreement (with conservation easements attached) to the Township for execution. After the Township approved and executes the O&M Agreement, the developer / design professional should record the agreement and provide proof of recording to the Township.
  - b. Submit a copy of the final "Post Construction Stormwater Management" Plan Narrative Report as reviewed and approved by DEP as part of the NPDES permitting for the project.
3. Provide a sewage capacity letter from the Bradys Run Sanitary Authority (BRSA).
4. Provide "final" design details for the retaining wall.

**MR. LARRY MCCOWIN MOVED TO** recommend to the Supervisors approval of the Chippewa Evangelical Free Church (Pathway Church) Land Development contingent upon the items on page 2 of Mr. Culler's December 2, 2015 letter being addressed.

Seconded by Denise Zachewicz, the motion carried unanimously

**NEW BUSINESS**

Mr. Taylor received a subdivision plan from Earnest Perri for his property on Achortown Road. It will be submitted for review at the January 12, 2016 Planning Commission Meeting.

**OLD BUSINESS**

Mr. Taylor stated that the Microtel is almost finished with training in progress. They should be ready for grand opening on January 6, 2016.

Mr. Taylor said that he would like to meet with another consultant that was recommended to him, to finalize the work that Jeff Pierce had done on the esthetics ordinance and to review the planned implementation of the ordinance.

Mr. Taylor stated that the Oil and Gas Ordinance that George Verlihay drew up should be ready to implement very soon.

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

The next meeting will be January 12, 2016.

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Secretary

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Chairman

