

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

**ATTENDANCE**

Dave Smilek  
Larry McCowin  
Doug Loughner  
Mike Arbogast  
Tom Marsilio

**ABSENT**

Mark Taylor  
Denise Zachewicz  
Kraig Diehl

**STAFF**

Dawna Pella  
Dorinda Roberts

**VISITORS**

Tom Stahl  
Jim Culler

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

**MINUTES**

Mr. Smilek had the minutes of the July 14, 2015 meeting for review.  
(THE PLANNING COMMISSION DID NOT HAVE A MEETING IN AUGUST)

**\*MR. TOM MARSILIO MOVED TO** accept the minutes of the July 14, 2015 meeting as submitted. Seconded by Mr. Doug Loughner and with no further discussion, the motion carried.

**ITEMS FOR DISCUSSION**

**BEAVER FALLS READINESS CENTER LAND DEVELOPMENT PLAN** - Thomas Stahl, from Pederson & Pederson was in attendance to present the second revision to the Board.

This is a land development plan submission for the Beaver Falls Readiness Center located at 150 Janet Street. There were 3 comments from Mr. Culler that needed to be addressed:

1. Revise the "minimum lot coverages".
2. A minimum buffer yard "A" was suggested on the perimeter of a common property line with a residential zoning district boundary line.  
Since this cannot be done because of easements, swale and slope, Mr. Smilek recommended to place plantings instead at the northwest corner of parcel.
3. Provide documentation of Pa DEP's approval of the NPDES construction permit for the site. Township legal council should provide guidance as to the general acceptability of the submitted draft O & M agreement.

**\*MR. MARSILIO MOVED TO** recommend to the Supervisors approval of the Beaver Falls Readiness Center Land Development contingent upon all permits and approvals have been met, NPDES construction permits have been approved, Townships legal council's acceptability of O & M agreement, all outstanding comments from Jim Culler have been addressed and accommodations on the North side to follow ordinance for residential setback and buffer zone. Seconded by Mike Arbogast, the motion carried unanimously.

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

The next meeting will be October 13, 2015.

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Secretary

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Chairman



