

**CHIPPEWA TOWNSHIP  
PLANNING COMMISSION MINUTES  
NOVEMBER 8, 2016**

**ATTENDANCE**

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

**ABSENT**

Dawna Pella

**STAFF**

Mark Taylor  
Dorinda Roberts

**VISITORS**

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

**MINUTES**

Mr. Smilek had the minutes of the September 13, 2016 meeting for review. (THE PLANNING COMMISSION DID NOT HAVE A MEETING IN OCTOBER AS THERE WERE NO AGENDA ITEMS.)

**TOM MARSILIO MOVED TO** accept the minutes of the September 13, 2016 meeting as submitted. Seconded by Larry McCowin and with no further discussion, the motion carried.

ITEMS FOR DISCUSSION

- 1. PROPOSED ORDINANCE NO. 255** - Mr. Taylor explained that this was requested by Community and Economic Development to deal with the building adjacent to the Township Building. The intended use for the Starting Gate Building was to be an incubator facility for different companies to lease space for a variety of uses. Jim Palmer from C.E.D. is taking over the building and requested clarification of the townships intended use for the building. After discussions with Jim Palmer, Manager Taylor is recommending adding under permitted uses, section 1001A No. 16 which stated "Light manufacturing , Distribution and Warehousing in a single or multi use building on lots of 10 acres or greater."

This language was discussed with Solicitor George Verlihay and the Board of Supervisors. This would affect the whole special growth district. A hearing with the Supervisors will be held on Wednesday, December 14<sup>th</sup> at 8:30 a.m. This will also be presented to the Beaver County Planning Commission per the Municipal Planning code.

**\*KRAIG DIEHL MOVED TO** recommend to the Supervisors approval of Ordinance No. 255 , Chapter 27 part 10 1001A No. 16 Light Manufacturing Distribution and Warehousing in a single or multi use building on lots of 10 acres or greater. Seconded by Mike Arbogast, the motion carried.

**NEW BUSINESS**

Mr. Taylor stated that Bolland Machine has submitted a traffic study to PennDot for review so they can get approval on getting access from Darlington Road across to the light at the Walmart Plaza intersection.

Mr. Taylor said that he's meeting with NVR on Friday, November 11, 2016 to go over the acreage located on Rt. 51 past McKinley Road.

Other new business Manager Taylor mentioned was that the Road Dept. broke ground on Klein Street for their new addition. This project should be completed by mid -December.

**OLD BUSINESS**

Mr. Taylor stated he signed a contract with Environmental Planning. He's been working with Carolyn Yagel who recommended a points system. For example, in a commercial district, points will be gained for using a certain color scheme, roof line, masonry etc. which in turn will be used for approval of the development.

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

The next meeting will be December 13, 2016.

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Secretary

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Chairman

