

**CHIPPEWA TOWNSHIP
PLANNING COMMISSION MINUTES
OCTOBER 10, 2017**

ATTENDANCE

Dave Smilek
Denise Zachewicz
Mike Arbogast
Tom Marsilio
Doug Loughner
Bryan Wright

ABSENT

Dawna Pella
Kraig Diehl

STAFF

Mark Taylor
Dorinda Roberts

VISITORS

Joe Decepida (VIOC)
Todd Large &
LaVonda Taylor (Chipp.
Chiro Clinic)

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

MINUTES

Mr. Smilek had the minutes of the September 12, 2017 meeting for review.

TOM MARSILIO MOVED TO accept the minutes of the September 12, 2017 meeting as submitted.
Seconded by Mike Arbogast and with no further discussion, the motion carried.

ITEMS FOR DISCUSSION

1. **BRIAN D. SCHRINER SUBDIVISION** – Mr. Taylor stated that this is a lot line removal subdivision which is located along Addis Ave. Manager Taylor stated this has been reviewed by Jim Culler. The proposed plan subdivides the entire tax parcel into two new parcels identified as parcel A (1.064 acres) and parcel B (2.005 acres). This tax parcel is located within the Township's R-3 Suburban Residential zoning district.

BRYAN WRIGHT MOVED TO recommend that the Supervisors approve the subdivision plan contingent on two comments being addressed by Jim Culler. Seconded by Tom Marsilio, the motion carried.

2. **DESELICH SUBDIVISION** – Manager Taylor stated this is a one lot subdivision located along Achortown Road. The proposed plan consists of subdividing Parcel A (2.0 acres) from Deselich's (30.04 acres). This parcel is located within the Township's AR-1 Agriculture Residential Zoning District.

MIKE ARBOGAST MOVED TO recommend that the Supervisors approve the subdivision plan contingent on two comments being addressed. Seconded by Doug Loughner, the motion carried.

3. **McCAUGHTRY FARM LOT LINE REMOVAL** – This property is owned by P.J. Latsko. He is taking two lots and combining them into one. Mr. Taylor said the only comment on Mr. Culler's letter is to have the contour lines added to the drawing.

TOM MARSILIO MOVED TO recommend approval contingent on Mr. Culler's comments being met. Seconded by Bryan Wright, the motion carried.

4. **VALVOLINE OIL CHANGE LAND DEVELOPMENT PLAN** – Mr. Joe Decepida project manager from VIOC was in attendance to present a slide show on his computer explaining the proposed Valvoline Oil Change project, and to field any questions from the Planning Commission.

DENISE ZACHEWICZ MOVE TO recommend to the Supervisors approval of the Valvoline Oil Change Development, contingent upon Jim Culler’s comments being addressed. Seconded by Bryan Wright, the motion carried.

NEW BUSINESS

Manager Taylor stated that the building next door (Community Economic Development Center) that once housed the Starting Gate, now owns the building and has a lease agreement till March 2018, then they will start marketing it to other industries. Mr. Taylor also has been communicating with Jim Palmer saying there has been a lot of interest.

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

The next meeting will be November 14, 2017.

Secretary

Chairman