

**CHIPPEWA TOWNSHIP
PLANNING COMMISSION MINUTES
FEBRUARY 13, 2017**

ATTENDANCE

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

ABSENT

Dawna Pella

STAFF

Mark Taylor
Dorinda Roberts

VISITORS

Dan Bull
Veronia Bennett
Daniel J. Martone

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

MINUTES

Mr. Smilek had the minutes of the November 8, 2016 meeting for review.
(THE PLANNING COMMISSION DID NOT HAVE A MEETING IN DECEMBER / JANUARY AS THERE WERE NO AGENDA ITEMS.)

***DENISE ZACHEWICZ MOVED TO** accept the minutes of the November 8, 2016 meeting as submitted.
Seconded by Tom Marsilio and with no further discussion, the motion carried.

REORGANIZATION

Mr. Smilek then turned the meeting over to Manager Mark Taylor for reorganization.

Mr. Taylor asked for a nomination for Chairperson of the Planning Commission.

***MS. ZACHEWICZ MOVED TO NOMINATE** Dave Smilek for Chairperson of the Planning Commission. Mr. Kraig Diehl seconded the motion, there being no other nominations, Mr. Smilek was elected unanimously.

Mr. Taylor then turned the nominations over to Mr. Smilek.

Mr. Smilek asked for a nomination for Vice-Chairperson of the Planning Commission.

***MR. MARSILIO MOVED TO NOMINATE** Denise Zachewicz for Vice-Chairperson of the Planning Commission. Mr. Arbogast seconded the motion, there being no other nominations, Ms. Zachewicz was elected unanimously.

Mr. Smilek asked for a nomination for Secretary of the Planning Commission.

***MR. KRAIG DIEHL MOVED TO NOMINATE** Mike Arbogast for Secretary of the Planning Commission. Tom Marsilio seconded the motion, there being no other nominations, Mike Arbogast was elected unanimously.

ITEMS FOR DISCUSSION

A. Four Bees by the Sea Zoning Map Amendment.

Dan Bull and Veronica Bennett were in attendance to discuss the proposed Zoning Map Amendment. Their application requests to extend the R2 Zoning into PC Zoning District located on the North Side of PA Route 51 starting at approximately the top of the hill beyond Bowser Hyundai. There is a public hearing on this before the Board of Supervisors on February 15, 2017. The plan will house approximately 200 residents.

DENISE ZACHEWICZ MOVED TO accept the Zoning Map Amendment. Seconded by Doug Loughner the motion carried.

B. Schutte – SRE Consolidation Plan

Daniel Martone of Martone Engineering was present to discuss the consolidation plan. The plan proposes consolidating two lots located at the corner of Rt. 51 and Shenango Road. Mark Taylor recommended approval of the consolidation plan contingent on addressing all of Jim Culler's recommendations, with the exception of no. 3 and no. 4.

KRAIG DIEHL MOVED TO approve the consolidation plan contingent on addressing Jim Culler's recommendations minus no. 3 and no. 4. Tom Marsilio seconded and the motion carried.

NEW BUSINESS

A. The owner of the Health Hut, Kevin Miller, will be submitting a plan to construct a new building behind WesBanco to house his business, Health Hut which is presently located at the Chippewa Mall.

B. Mark Taylor presented the board with the proposed Esthetic Ordinance based upon the weight system received from the Townships Consultant. The ordinance contains the same language as the earlier ordinance proposal plus new sections on parking reduction benefits and digital signage. Mark Taylor is going to try and arrange a work session with the Consultant and the Planning Commission an hour before the next meeting.

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

The next meeting will be March 14, 2017

Secretary

Chairman