

**CHIPPEWA TOWNSHIP
PLANNING COMMISSION MINUTES
APRIL 11, 2017**

ATTENDANCE

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

ABSENT

Dawna Pella
Kraig Diehl

STAFF

Mark Taylor
Dorinda Roberts

VISITORS

Ken & Kelly Miller / Health Hut
Carolyn Yagel / Environmental
Planning & Design

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

MINUTES

Mr. Smilek had the minutes of the February 13, 2017 meeting for review.
(THE PLANNING COMMISSION DID NOT HAVE A MEETING IN MARCH AS THERE WERE NO AGENDA ITEMS.)

***DENISE ZACHEWICZ MOVED TO** accept the minutes of the February 13, 2017 meeting as submitted.
Seconded by Mike Arbogast and with no further discussion, the motion carried.

ITEMS FOR DISCUSSION

1. FRASSO & KALCEVIC PLAN OF LOT REVISION – This property is located on Achortown Road. The proposed plan consists of subdividing parcel “A” (0.383 acres) from Frasso’s parcel and consolidating Parcel “A” with Kalcevic’s property. Parcel “A” will become an integral part of Kalcevic’s property and will not be separately built upon. Both parcels are located within the Township’s AR-1 Agricultural Residential Zoning District. There was one comment that needed to be addressed and that is to show the owners telephone number on the plan sheet.

TOM MARSILIO MOVED TO recommend the Supervisors approve the Plan of Lot Revision contingent on Mr. Culler’s comment being addressed. Seconded by Denise Zachewicz, the motion carried unanimously.

2. MILLER BUILDING LAND DEVELOPMENT PLAN (HEALTH HUT) – Mr. & Mrs. Kevin Miller were in attendance to represent their plan. Manager Taylor stated he has been working on the plan with Jim Culler of Baker Engineering and Kathy Bengel the architect from Hancock Architecture. The majority of Mr. Culler’s comments have been addressed. One of the comments Mr. Taylor wanted the Board to consider concerned the side walk and its width being maintained per the Subdivision Land Development Ordinance requirements. Mr. Miller explained that it wasn’t a side walk, but a buffer between the drive thru and the thoroughfare. Mr. Taylor stated the cost estimates submitted were acceptable to Mr. Culler. The lighting plan was discussed and with its ability to be field adjusted it was acceptable. George Verlihay has the storm water O & M Agreement submitted to the Supervisors to be signed. Mr. Taylor received the Highway Occupancy approval for discharge of storm water. With all outstanding items being addressed Manager Taylor recommended approval.

DOUG LOUGHNER MOVED TO recommend approval of the Miller Building Land Development Plan contingent on Mr. Culler’s comments being addressed. Seconded by Bryan Wright, the motion carried unanimously.

3. CAROLYN YAGLE (ZONING ORDINANCE AMMENDMENT) – Carolyn Yagle from Environmental Planning and Design was present to discuss the Zoning Ordinance Amendment. Carolyn discussed how the Municipality can incorporate community character compatibility standards within an ordinance without having to get into very specific design guidelines, private covenants and restrictions, by utilizing provisions within municipalities planning code, section 603. It gives a municipality the ability to promote its development and addresses current character and ways to enhance it. This does not apply to suburban residential, agricultural residential, borough residential or industrial districts. It focuses on C-1 neighborhood commercial, Planned Commerce, special growth and residential collector overlay districts. These districts are along the main travel corridors. This gives an applicant flexibility and choices in how they want to contribute to the community character. Looking at walls, roofs, building form, doors and windows, materials and screening of equipment are fundamental parts of development that could be assigned a point system. Items that relate to a desired character have a higher point value and less desired items have a lower point value. Some other elements introduced as part of the ordinance amendment consideration are elements related to parking and circulation on site and signage with a measurable baseline standard. Anyone who has a different interpretation of the standard would be afforded the opportunity to go before the Zoning Hearing Board to get clarification of intent of the ordinance. Environmental Planning and Design will continue to work with Mr. Taylor to incorporate an amendment package. Board members need to evaluate the proposed ordinance amendment to see if it needs additions or modifications.

NEW BUSINESS

The Ryan Plan got their zoning change approved by the Board of Supervisors. Penndot conditionally approved their HOP. They will have a median break and a light. They will be submitting a plan to Mr. Taylor within a week.

Chairman Smilek welcomed Bryan Wright to the board.

OLD BUSINESS

No old business to discuss

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

The next meeting will be May 9, 2017.

Secretary

Chairman