

**CHIPPEWA TOWNSHIP  
PLANNING COMMISSION MINUTES  
JUNE 11, 2013**

**ATTENDANCE**

Dave Smilek  
Larry McCowin  
Denise Zachewicz  
Tom Marsilio  
Mike Arbogast

**ABSENT**

Kraig Diehl  
Doug Loughner

**STAFF**

Mark Taylor  
Dawna Pella  
Dorinda Roberts

**VISITORS**

Peter Kladias  
David Bolinger  
Tom Valiknac  
James Culler

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

**MINUTES**

Mr. Smilek had the minutes of the May 14, 2013 meeting for review.

**\*MS. ZACHEWICZ MOVED TO** accept the minutes of the May 14, 2013 meeting as submitted. Seconded by Mr. Arbogast and with no further discussion, the motion carried.

### ITEMS FOR DISCUSSION

**1. Kladias' Laurel Hollow LD** – Mr. Peter Kladias was in attendance to field any questions the Planning Commission had in regard to the Proposed Final Development Plan – Review #2. Mr. Kladias stated that they had re-submitted the drawings starting their first submittal at the end of May and came back with some response items that needed addressed. With that being said there are still some outstanding items. The development contains three 4-unit buildings.

Mr. Bolinger commented that they would need a HOP to put drain pipes in along 37<sup>th</sup> Street Ext. and for access to the property.

Mr. Culler from Michael Baker recommended meeting with regulatory groups that will be providing services to the development. The applicant also needs to get DEP and Conservation districts approvals.

Mr. Kladias' group will provide an easement drawing for the storm water facilities and is to include underground retention basins, and also need to include statement on the drawing that pertains to the responsibility of OM.

Although it's not required, Mr. Taylor does not have a problem recording the Land Development Plan.

Mr. Kladias stated that those will be rental properties and the rent would be in the \$900 - \$1000 a month range. Mr. Kladias is hopeful to get started before late August.

**MS. ZACHEWICZ MOVED TO** recommend to the Supervisors approval contingent that everything is addressed on Mr. Culler's letter dated June 10<sup>th</sup>, 2013. Seconded by Mr. Marsilio, the motion carried unanimously.

**NEW BUSINESS**

Mr. Taylor stated that they started to work on the new park and that he met with a contractor and the youth organization president. Their goal is to get the two little league fields open for next spring's opening day. With the Military cutting costs and possibly not coming back till next summer they wanted to continue to finish what they started at the lower end.

**OLD BUSINESS**

Mr. Taylor had a few items to report. One that the Prudential Building is in the process of removing the underground tanks. He said that the owner of the property wants to meet with him the beginning of next week.

Mr. Taylor said that he talked to the people that are handling the Microtel and that they're having difficulties getting finances for it. They can't find a lending Institution that handles hotels. Mr. Taylor said they are committed to the program if they can get the financing for it. He said that they would have more information this week and that they felt they had someone solid that has dealt with the hotel industry.

Mr. Taylor also informed the Board that the Sign Ordinance has been adopted at last months meeting and did go into place.

Auto Zone is moving forward with the former DeAngelis Donut building being demolished.

With nothing further to come before the Board, the meeting was adjourned. The next meeting will be Julu 9, 2013.

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Secretary

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Chairman

