

**CHIPPEWA TOWNSHIP
PLANNING COMMISSION MINUTES
JUNE 14, 2016**

ATTENDANCE

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

ABSENT

Doug Loughner

STAFF

Mark Taylor
Dawna Pella
Dorinda Roberts

VISITORS

Jim Martin, Gateway Eng.
Dan Bull, Nello Const.
Gregg Helnemann, NVR Inc

Chairperson Dave Smilek brought the meeting to order with the pledge of allegiance.

MINUTES

Mr. Smilek had the minutes of the May 10, 2016 meeting for review.

***TOM MARSILIO MOVED TO** accept the minutes of the May 10, 2016 meeting as submitted.
Seconded by Larry McCowin and with no further discussion, the motion carried.

ITEMS FOR DISCUSSION

1. **DURHAM SUBDIVISION** – Mr. Taylor reported that this is a lot subdivision located at **267 Blackhawk Road**. Jim Culler of Michael Baker International recommended the following items be addressed: Submit property boundary closure computations for both lots, show contour lines for both lots, show owners telephone number on the plan sheet, and show approximate locations of available public water and sewage systems.

***DENISE ZACHEWICZ MOVED TO** recommend to the Supervisors approval of the subdivision contingent on Mr. Culler’s comments being addressed.
Seconded by Mike Arbogast, the motion carried unanimously.

2. **NVR/NELLO DEVELOPMENT PLAN** – Jim Martin from Gateway Engineering, Dan Bull from Nello Construction and Gregg Helnemann from NVR, Inc. were in attendance to present their proposed housing plan to the Board. This is 88 acres located on Rt. 51 past McKinley Road. They plan to divide the acreage into 183 lots and build a sidewalk community with access to our nature park and sports complex. They’ve done extensive marketing research and demographics in our area, i.e. as in Shenango Woods and found that this area is suited to this type of development.

Mr. Taylor explained to them that they could submit a preliminary plan review at any time, however, he advised them to have a meeting with our engineer to discuss re-zoningto get where we need to be, before they actually submit a plan.

Everyone was pleased with the proposal and looked forward to this future development.

NEW BUSINESS

Mr. Smilek asked about new possibilities for the township and Mr. Taylor commented on them.

OLD BUSINESS

Mr. Taylor reported the esthetics is still moving forward and getting closer to wrapping up.

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

The next meeting will be July 12, 2016.

Secretary

Chairman

