

**CHIPPEWA TOWNSHIP
PLANNING COMMISSION MINUTES
JUNE 8, 2010**

ATTENDANCE

Denise Zachewicz
Dave Smilek
Larry McCowin
Doug Loughner
Mike Arbogast
Tom Marsilio

ABSENT

Mark Tayler
Kraig Diehl

STAFF

Dawna Pella

VISITORS

Jim Culler
Michelle Miller
Jeffrey Frye
Jim Turnbull
Caren Turnbull
Michele Freed
Rev. Rod Smith
John Nicely
Thomas F. Durkin
VEBH Architects

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

MINUTES

Mr. Smilek had the minutes of the May 11, 2010 meeting for review.

***MS. ZACHEWICZ MOVED TO** accept the minutes of the May 11, 2010 meeting as submitted.
Seconded by Mr. Loughner and with no further discussion, the motion carried.

ITEMS FOR DISCUSSION

1. BLACKHAWK SCHOOL DISTRICT IMPROVEMENTS/TRACK AND TENNIS COURTS – Michelle Miller was in attendance to present this to the Board.

There will be no new structures, just improvements to the courts and also provide additional parking, rather than use the church parking lot. This is just in the preliminary stages at this time, but they will continue to move forward and provide more detail at a later date.

2 . CHIPPEWA UNITED METHODIST CHURCH DEVELOPMENT – Jeff Frye, from Frye Engineering was in attendance to present this development to the Board.

This is a proposed Community Life Center/Recreation Complex located on Darlington Alley. There were 9 comments from Mr. Culler that needed addressed:

1.What is the planned use of the “2 Story Apts. & Garage structure to remain on the Life Center parcel? Mr. Frye's response was – youth use with Dream Corner.

2.With the expanded R/W for Darlington Alley (by 10'), proposed parking areas are closer than 10' from the proposed R/W. Modification request/approval by PC/Supervisors may be required. Mr. Frye's response was – Darlington Alley will extend 10 feet. Parking setbacks 4 or 5 ft. instead of 10ft. Required – give and take for 10 ft expansion.

3.Via conversation with the project architect this morning, the exterior building materials for the Life Center may be a combination of siding/masonry. Modification request/approval of PC/Supervisors may be required. Mr. Frye's response was- outside materials will be a combination masonry/siding – modification request to Supervisors.

4.Parking is proposed in the “front” and to the “sides” of the Life Center, modification request/approval by PC/Supervisors may be required. Mr. Frye's response was- Parking – side and rear allowed by ordinance, front parking not allowed – front yard setback parking needs special exception through the Zoning Hearing Board, as per Jim Culler.

5.Off street parking in the “front yard setback” areas is proposed. As per 27-2144.C, front yard setback parking must be authorized by a “Special Exception” approval of the Zoning Hearing Board. Mr. Frye's response was - Special Exception through Zoning Hearing Board will be applied for.

6. The proposed storm sewer along Shenango Road is identified to be completed by others. “Who” are the “others” and when will this work be completed to match any proposed construction schedule of the Life Center? Mr. Frye's response was - “others” will be specified on the plan along with a design of proposed connections. Supply PennDot letter of commitment.

7. Darlington Alley improvements are identified to be performed by “others”. “Who” are the “others” and when will this work be completed to match any proposed construction schedule of the Life Center? Mr. Frye's response was – Darlington Alley improvements are still up in the air – need cost estimate and have not received what is needed.

8. No sidewalks along site frontages are proposed. Has the PC decided if sidewalks will be recommended to the supervisors for inclusion with the project? Planning Commission’s response was that sidewalks were not typically required.

9. Applicant needs to verify if the proposed Life Center will have “kitchen facilities”. If so, CTSA regulations require a “grease trap”. Mr. Frye’s response was that there will specifically be a kitchen, seating, etc.

The Planning Commission did not feel that it was appropriate to act on this project based on the absence of Mr. Taylor to address prior conversations with applicant and the above stated 9 outstanding un-addressed items presented by Mr. Culler.

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

The next meeting will be July 13, 2010.

Secretary

Chairman