

SKIPPACK TOWNSHIP PLANNING COMMISSION
JULY 20, 2020 MINUTES

PLANNING COMMISSION

Timothy Landmesser	Present
Bradley DeForest	Absent
Gerry Rader	Present
Harry Greco	Absent
Luke Dielsi	Present

TOWNSHIP PROFESSIONAL STAFF

Christopher W. Heleniak, Manager	Present
Lonnie Manai, PE, Engineer	Present
Joseph A. Zadlo, AICP, Planner	Present
Chris Lincoln, PE, Traffic Engineer	Present

I. PUBLIC COMMENT

II. APPROVAL OF THE FEBRUARY 24, 2020 MINUTES

MOTION MADE BY MR. DIELSI TO APPROVE THE FEBRUARY 24, 2020 MINUTES. MOTION SECONDED BY MR. RADER. ALL IN FAVOR, MOTION CARRIED.

III. PLANS TO ACCEPT

A. FDS PA Skippack, LLC – Preliminary/Final Land Development-State Police Barracks & Training Facilities – Cressman Road

MOTION MADE BY MR. LANDMESSER TO ACCEPT FDS PA SKIPPACK LLC – PRELIMINARY/FINAL LAND DEVELOPMENT – STATE POLICE BARRACKS & TRAINING FACILITIES. MOTION SECONDED BY MR. DIELSI. ALL IN FAVOR, MOTION CARRIED.

B. MKS Property Management, Inc. – Conditional Use and Preliminary/Final Land Development – 2039 Lucon Road

MOTION MADE BY MR. LANDMESSER TO ACCEPT MKS PROPERTY MANAGEMENT, INC. – CONDITIONAL USE AND PRELIMINARY/FINAL LAND DEVELOPMENT. MOTION SECONDED BY MR. DIELSI. ALL IN FAVOR, MOTION CARRIED.

C. Michaeleen Pacholski & Dale Tyczka – Lot Line Change – 456/474 Hildebeitel Road

MOTION MADE BY MR. LANDMESSER TO ACCEPT MICHAEELEEN PACHOLSKI & DALE TYCZKA – LOT LINE CHANGE – 456/474 HILDEBEITEL ROAD. MOTION SECONDED BY MR. DIELSI. ALL IN FAVOR, MOTION CARRIED.

IV. STAFF REPORTS

A. Engineer
NONE

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B. Planner
NONE

C. Manager
NONE

V. OLD BUSINESS
NONE

VI. NEW BUSINESS

A. FDS PA Skippack, LLC – Preliminary/Final Land Development-State Police Barracks & Training Facilities – Cressman Road

Rolph Graf of Graf Engineering; Sandy Koza of McMahon Engineering; and Clayborne Williams from FD Stonewater presented the plan for the new State Police Barracks and Training Facilities on Cressman Road. Sandy Koza discussed the traffic impacts and improvements. There was a discussing between the Commission members, staff and the applicant’s representatives.

MR. DIELSI MADE A MOTION TO RECOMMEND APPROVAL OF THE REQUESTED SALDO WAIVERS, CONDITIONED UPON STAFF REVIEW AND APPROVAL. MOTION SECONDED BY MR. LANDMESSER. ALL IN FAVOR, MOTION CARRIED.

MR. RADER MADE A MOTION TO RECOMMEND PRELIMINARY/FINAL LAND DEVELOPMENT APPROVAL CONDITIONED UPON COMPLIANCE WITH ALL STAFF REVIEW LETTERS. MOTION SECONDED BY MR. LANDMESSER. ALL IN FAVOR, MOTION CARRIED.

B. MKS Property Management, Inc. – Conditional Use and Preliminary/Final Land Development – 2039 Lucon Road

George Ozorowski, Esq., Scott Camburn of Urwiler and Walter Engineering and Matt Sibley of MKS Property Management, Inc. presented the plan for Mr. Sibley’s landscaping business. There was a discussion between the applicant, staff and the Commission members.

MR. DIELSI MADE A MOTION TO RECOMMEND APPROVAL OF THE REQUESTED SALDO WAIVERS, CONDITIONED UPON STAFF REVIEW AND APPROVAL. MOTION SECONDED BY MR. LANDMESSER. ALL IN FAVOR, MOTION CARRIED.

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MR. RADER MADE A MOTION TO RECOMMEND CONDITIONAL USE AND PRELIMINARY/FINAL LAND DEVELOPMENT APPROVAL CONDITIONED UPON COMPLIANCE WITH ALL STAFF REVIEW LETTERS. MOTION SECONDED BY MR. LANDMESSER. ALL IN FAVOR, MOTION CARRIED.

C. Michaeleen Pacholski & Dale Tyczka – Lot Line Change – 456/474 Hildebeitel Road

Scott Camburn of Urwiler and Walter Engineering, Michaeleen Pacholski and Dale Tyczka presented a plan for a lot line change. They indicated that there is no new development planned and in fact wanted to purchase the additional land from their neighbor to preserve the wooded area from development. There was a discussion between the applicant, staff and the Commission members.

MR. DIELSI MADE A MOTION TO RECOMMEND APPROVAL OF THE REQUESTED SALDO WAIVERS, CONDITIONED UPON STAFF REVIEW AND APPROVAL. MOTION SECONDED BY MR. LANDMESSER. ALL IN FAVOR, MOTION CARRIED.

MR. RADER MADE A MOTION TO RECOMMEND PRELIMINARY/FINAL SUBDIVISION/LOT LINE CHANGE APPROVAL CONDITIONED UPON COMPLIANCE WITH ALL STAFF REVIEW LETTERS. MOTION SECONDED BY MR. LANDMESSER. ALL IN FAVOR, MOTION CARRIED.

VII. ADJOURNMENT

The meeting was adjourned at 8:48 P.M.