

**SKIPPACK TOWNSHIP PLANNING COMMISSION
FEBRUARY 21, 2022 MINUTES**

PLANNING COMMISSION

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

TOWNSHIP PROFESSIONAL STAFF

Christopher W. Heleniak, Manager	Present
Timothy Woodrow, PE, Engineer	Present
Joseph A. Zadlo, AICP, Planner	Present

7:30PM

I. REORGANIZATION SESSION

A. Election of Chairperson

MOTION MADE BY MR. GRECO TO APPOINT MR. LANDMESSER AS CHAIRPERSON. MOTION SECONDED BY MR. RADER. ALL IN FAVOR, MOTION CARRIED.

B. Election of Vice-Chairperson

MOTION MADE BY MR. GRECO TO APPOINT MR. DIELSI AS VICE-CHAIRPERSON. MOTION SECONDED BY MR. LANDMESSER. ALL IN FAVOR, MOTION CARRIED.

II. PUBLIC COMMENT

A. John Hopkins – Karlyn Lane – Questioned the status of the Gypsy Rose. Mr. Heleniak gave an update on the owner’s plan to develop the property and to demolish the building.

B. Joe Smerecki – Anita Drive – Also questioned the status of the Gypsy Rose property. Mr. Heleniak reiterated that the Township is working with the property owner to address the issue.

III. APPROVAL OF THE NOVEMBER 15, 2021 AND JANUARY 17, 2022 MINUTES

MOTION MADE BY MR. DIELSI TO APPROVE THE NOVEMBER 15, 2021 MINUTES. MOTION SECONDED BY MR. DEFOREST. ALL IN FAVOR, MOTION CARRIED.

MOTION MADE BY MR. GRECO TO APPROVE THE JANUARY 17, 2022 MINUTES. MOTION SECONDED BY MR. DIELSI. ALL IN FAVOR, MOTION CARRIED.

IV. PLANS TO ACCEPT

A. 761 Collegeville Rd., LLC – Conditional Use/Preliminary Subdivision – Mill Run (Perkiomen Valley Airport)

MOTION MADE BY MR. RADER TO ACCEPT 761 COLLEGEVILLE RD., LLC – CONDITIONAL USE/PRELIMINARY SUBDIVISION – MILL RUN

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(PERKIOMEN VALLEY AIRPORT). MOTION SECONDED BY MR. DIELSI.
ALL IN FAVOR, MOTION CARRIED.

V. STAFF REPORTS

A. Engineer

1. Fair Hills Community Paving Project

Mr. Woodrow gave an update on the paving project in the Fair Hills Community.

2. 2022 Road Improvement Project

Mr. Woodrow stated that the 2022 Road Improvement Project will be put out to bid soon and should be awarded in April.

B. Planner

NONE

C. Manager

NONE

VI. OLD BUSINESS

NONE

VII. NEW BUSINESS

A. 761 Collegeville Rd., LLC – Conditional Use/Preliminary Subdivision – Mill Run (Perkiomen Valley Airport)

Nick Feola from Bursich Associates, Eric Frey, Esquire of Dischell, Bartle and Dooley, Sandy Koza from McMahon Associates and Len DelGrippe presented a plan for a 58 lot subdivision on the former Perkiomen Valley Airport Property.

There was a discussion between the applicant, his representatives, the Commission members and Township staff.

1. Paul Popplewell – Mt. Airy Rd. – Commented on the access to the property and the traffic plan and current traffic concerns.
2. Dave Naples – Hildebeitel Rd. – Questioned the edge of a retention basin. Commented on the height of the property and the creeks with head waters on this property. Commented on the impervious surfaces with the plan compared to the existing condition of the property and runoff that will result. Commented on existing old growth trees and their potential removal as part of the plan and the

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- displacement of red tail hawks. Questioned why development is a good thing. Stated that he represented approximately 1/8th of the Township and that they do not want this development and his concern with the elementary school capacity.
3. Stanley Kateusz – Landis Road – Commented on the Cluster Development Option and its requirement to border R-2 Residential and the separate parcels of the property. Commented on the agricultural nature of the area and that he believes the property should remain agricultural and not be developed with houses.
 4. Rob Battisto – Karlyn Lane – Questioned the traffic and the entrance off Landis Road and traffic onto Route 113 at Landis and Mill Roads. Expressed his concerns with traffic and the potential for accidents.
 5. Becky Quirk – Landis Road – Commented on the Landis Road entrance and sight distance concerns on Landis Road.
 6. Kate Wirth – Hildebeitel Road – Commented on her concern with the entrance to Mill Road and current traffic conditions on the bordering roads. Commented on her concern with toxic waste on the property from the previous airport operations and questioned what will be done to address it.
 7. Lisa Nesbitt – Rosewood Circle – Commented on her concern with the Landis Road entrance and that the houses should be moved closer to the Landis Road and Collegeville Road side of the property. Questioned the location of discharge of the stormwater management basins and expressed her concerns on environmental impacts of the development.
 8. Laura Haselbarth – Clonmel Road – Commented on retention basins and the stormwater and flooding we have experienced lately. Questioned about who worries about the schools and capacity.
 9. Darren Borgey – Commented on the airport property and his history with the property.
 10. Tanya Kateusz – Landis Road – Commented on her family member who worked at the airport and the history of dumping oil and fuel on the property. Questioned the open space and the use of it for detention basins. Commented on the agricultural aspect of the open space. Questioned the maximum impervious coverage requirements of the Cluster Development Option. Commented on the Comprehensive Plan and open space.
 11. Leslie Conner – Scheer Way – Commented on the residential/agricultural nature of the area and the Skippack Township Comprehensive Plan. Commented on the Zoning Ordinance and the legislative intent of the R/A District. Questioned the rules for soil and impervious coverage. Questioned basins in agricultural areas. Questioned Township plans for acquisition of open space.
 12. Justin Glennon – Rosewood Circle – Expressed his concerns with the Cluster Development Option. Questioned what will happen in the future with other properties in the township. Commented on traffic.
 13. Cindi Veverka – Landis Road – Stated that she is not for nor against the project. Stated she wants as good a plan as possible for everyone. Stated that it is private property and they have a right to develop it. Commented that the tax base will

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increase with this development as opposed to the current use. Questioned the stormwater management. Commented on the school district and redistricting. Expressed concern with traffic on Route 113 and questioned the installation of a traffic light.

14. Chris Veleik – Collegeville Road – Questioned whether there will ever be a police department in Skippack.

VIII. ADJOURNMENT

The meeting was adjourned at 9:15 P.M.