

**SKIPPACK TOWNSHIP PLANNING COMMISSION**  
**APRIL 18, 2022 MINUTES**

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**PLANNING COMMISSION**

Timothy Landmesser	Present
Bradley DeForest	Absent
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. PUBLIC COMMENT**

**A. Lucas Mitsch – Collegeville Road –** Stated he received Mr. Woodrow’s email and he and his wife have drafted a response and will be sending it. He stated he would like to hear from the Planning Commission on a metric of when a project would be abandoned and not considered. Mr. Heleniak stated that that is not the Planning Commission’s role and that the Board of Supervisors make the decisions on when township projects are pursued and for approvals on proposed developments.

**II. APPROVAL OF THE MARCH 21, 2022 MINUTES**

MOTION MADE BY MR. DIELSI TO APPROVE THE MARCH 21, 2022 MINUTES.  
MOTION SECONDED BY MR. GRECO. ALL IN FAVOR, MOTION CARRIED.

**III. PLANS TO ACCEPT**

**A. 1052 Bridge Road Associates, LLC – Preliminary/Final Land Development –  
1052 Bridge Road**

MOTION MADE BY MR. RADER TO ACCEPT 1052 BRIDGE ROAD ASSOCIATES, LLC – PRELIMINARY/FINAL LAND DEVELOPMENT – 1052 BRIDGE ROAD. MOTION SECONDED BY MR. GRECO. ALL IN FAVOR, MOTION CARRIED.

**B. Dave Maass – Preliminary/Final Minor Subdivision – 3861 Mill Road**

MOTION MADE BY MR. RADER TO ACCEPT DAVE MAASS – PRELIMINARY/FINAL MINOR SUBDIVISION – 3861 MILL ROAD. MOTION SECONDED BY MR. GRECO. ALL IN FAVOR, MOTION CARRIED.

**IV. STAFF REPORTS**

**A. Engineer**

**1. 2021 Road Improvement Project/Fair Hills Community Paving Project**

Mr. Woodrow gave an update on the 2021 Road Improvement Project.

**SKIPPACK TOWNSHIP PLANNING COMMISSION**  
**APRIL 18, 2022 MINUTES**

---

**2. 2022 Road Improvement Project**

Mr. Woodrow stated that we awarded the bid to H&K Group for 2022.

**B. Planner**

NONE

**C. Manager**

NONE

**V. OLD BUSINESS**

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

1. Dave Naples - Hildebeitel Road - Commented on PennDOT standards for accesses for developments of more than 30 homes. Commented on the compliance with the Township Comprehensive Plan. Questioned who benefits from the development.
2. Leslie Conner - Scheer Way - Questioned the number of houses that could be developed without using the CDO.
3. Karen Lynch - Serenity Street - Commented on the environmental impact of the cluster development option and people and cars and traffic.
4. Paul Popplewell - Mt. Airy Road - Commented on the traffic on Route 113 and Route 29 and the impact this development will have on that intersection.
5. Lucas Mitsch - Collegeville Road - Commented on the environmental impact of the project and its effect on other proposed projects, including the trail on Landis Road.
- 6.

MOTION MADE BY MR. GRECO TO RECOMMEND CONDITIONAL USE APPROVAL CONDITIONED UPON COMPLIANCE WITH STAFF REVIEWS. MOTION SECONDED BY MR. RADER. ALL IN FAVOR, MOTION CARRIED.

**VI. NEW BUSINESS**

**A. 1052 Bridge Road Associates, LLC – Preliminary/Final Land Development – 1052 Bridge Road**

Alex Hughes from the Crossroads Group gave a presentation on the plan.

1. Dave Naples - Hildebeitel Road - Questioned the zoning for the property. Questioned the position of the original building on the property. Questioned the capacity of the elementary school to handle the additional students from the development. Questioned who the development benefits. Commented his opposition to waiver requests.

**SKIPPACK TOWNSHIP PLANNING COMMISSION**  
**APRIL 18, 2022 MINUTES**

---

2. Leslie Conner - Scheer Way - Expressed her concern with the waiver request for trees being planted as part of the project and the number of homes.
3. Debbie McCabe - Tanner Drive - Questioned whether it is an HOA development and who would be responsible for maintaining drainage.

MOTION MADE BY MR. DIELSI TO RECOMMEND APPROVAL OF REQUESTED WAIVERS AND PRELIMINARY/FINAL LAND DEVELOPMENT APPROVAL CONDITIONED UPON COMPLIANCE WITH STAFF REVIEWS. MOTION SECONDED BY MR. GRECO. ALL IN FAVOR, MOTION CARRIED.

**B. Dave Maass – Preliminary/Final Minor Subdivision – 3861 Mill Road**  
Dave Maass and Engineer George Maalouf made a presentation.

MOTION MADE BY MR. RADER TO RECOMMEND APPROVAL OF REQUESTED WAIVERS AND PRELIMINARY/FINAL MINOR SUBDIVISION APPROVAL CONDITIONED UPON COMPLIANCE WITH STAFF REVIEWS. MOTION SECONDED BY MR. GRECO. ALL IN FAVOR, MOTION CARRIED.

**VII. ADJOURNMENT**

The meeting was adjourned at 9:04 P.M.