



SKIPPACK TOWNSHIP PLANNING COMMISSION

Meeting Minutes - September 18, 2023

PLANNING COMMISSION

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

TOWNSHIP PROFESSIONAL STAFF

- Alice Eastmure, Manager
- Timothy Woodrow, PE, Engineer
- Joseph A. Zadlo, AICP, Planner

Pledge of Allegiance

7:00 PM – Call to Order

I. PUBLIC COMMENT

There were no comments from the public at this time.

II. APPROVAL OF THE APRIL 18, 2023 MINUTES

Motion made by Mr. Dielsi to approve the April 18, 2023 minutes. Motion seconded by Mr. Landmesser. All in favor, motion carried.

III. PLANS TO ACCEPT – None

IV. STAFF REPORTS

- A. Engineer – Mr. Woodrow shared that the 2023 road improvement project had been completed by Gorecon, Inc. He also said that work had been done on the Skippack Trail, including an extension and crosswalk connecting the trail from Palmer Park across Heckler Road by Skippack Elementary School. Mr. Woodrow also shared that the new disc golf course at Lenape Park was installed and ready for use, aside from the removal of some dead ash trees along the course, which is in progress and scheduled to be completed soon.
- B. Planner – None
- C. Manager – None

V. OLD BUSINESS – None

VI. NEW BUSINESS

A. R&R Martino Properties, LLC – 1232 Cressman Road – Land Development

Mr. Robert Lewis presented land development plans for RAM Construction on behalf of the applicant and Ludgate Engineering. The property for development at 1232 Cressman Road is located across from SCI-Phoenix prison and was already approved at an earlier Zoning Hearing Board meeting. The applicant intends to use part of the 12,000-sf building as rental space/storage for antique and luxury cars and the other part of the building to store automobile parts for a business. It will be a low volume use facility. A fee in lieu of sidewalks was suggested, as well as more landscaping and additional planting of trees. The applicant agreed to comply with everything in Mr. Woodrow's review letter, as well as the MCPC.

A motion to accept the plans was made by Mr. DeForest. Motion seconded by Mr. Dielsi. All in favor, motion carried.

B. Fetterolf Corporation, 2021 Cressman Road – Land Development

All County & Associates presented land development plans for Fetterolf Corporation to add a storage building at their current location at 2021 Cressman Rd. Fetterolf is a specialty manufacturer of valves with only one competitor in the world located in South Korea. They have found they require extra space to store valves and keep up with their competition's faster shipping time. It will be a pole-barn structure. Fetterolf does not intend to add new employees, as the building will be for storage use only, therefore additional parking spaces are not required. It was suggested that they install a rain garden to aid water flow. The Planning Commission also recommended that sidewalks are installed on Cressman Rd. to connect to the State Police sidewalk, and ultimately, Township Line Rd.

Motion to accept the plans was made by Mr. Dielsi. Motion seconded by Mr. Rader. All in favor, motion carried.

C. DDRH, Inc. – 2061 Cressman Road – Land Development

The applicant presented their plans for development at 2061 Cressman Road. Their business is a sitework construction company and is currently located in Lower Providence, but they are being displaced by eminent domain due to the traffic circle and roadwork at Germantown Pike and Ridge Road. They seek to build a 12,000-sf warehouse and gravel parking lot primarily to store excavating equipment, with some offices as well. Some curbs and sidewalks will be removed for the entrance. It was suggested by the Planning Commission that they add some landscaping at the front of the property to buffer the neighborhood across the street.

Motion to accept the plans made by Mr. Greco. Motion seconded by Mr. Dielsi. All in favor, motion carried.

VII. ADJOURNMENT – Motion made by Mr. Dielsi to adjourn the meeting at 7:49pm. Motion seconded by Mr. Greco. All in favor, motion carried.