



SKIPPACK TOWNSHIP PLANNING COMMISSION
MEETING MINUTES

April 15, 2024 – 7:00 PM

PLANNING COMMISSION

- Timothy Landmesser, Chair
- Luke DiElsi, Vice Chair
- Bradley DeForest
- Harry Greco
- Gerald Rader

TOWNSHIP PROFESSIONAL STAFF

- Alice Eastmure – Township Manager
- Tim Woodrow, PE – Township Engineer
- Matt Wanamaker, AICP – Township Planner

7:00 PM – Call to Order and Pledge of Allegiance

I. REORGANIZATION SESSION

- A. Election of Chairperson – Mr. Greco made a motion to appoint Mr. Landmesser as Chairperson. Motion seconded by Mr. DeForest. All in favor, motion carried.
- B. Election of Vice Chairperson – Mr. Greco made a motion to appoint Mr. DiElsi as Vice Chair. Motion seconded by Mr. DeForest. All in favor, motion carried.

II. PUBLIC COMMENT – none.

III. APPROVAL OF THE OCTOBER 16, 2023 MINUTES

Motion made by Mr. Greco to approve the October 16, 2023 minutes. Motion seconded by Mr. DeForest. All in favor, motion carried.

IV. PLANS TO REVIEW FOR POTENTIAL APPROVAL

- A. Blue Tree Landscaping – 4494 Skippack Pike (revised plans dated 10/4/23)
Attorney Furey provided some history regarding the ongoing application for land development at the facility located at 4494 Skippack Pike. He recalled the board's attention to an earlier proposal that provided for a much more aggressive use of the land including separate buildings, stone parking laydown areas and other significant improvements. The current proposal has been reduced in scope by eliminating the large stone parking area, minimizing the new building construction and still complying with the earlier obligations for landscape buffering along Skippack Pike.

Mr. Greco discussed the need to be alert regarding vehicular access to Route 73, and suggested any sight distance improvements that could be effectuated should be considered by the owners. Mr. DeForest commented that he appreciated the reduction in scope and the applicant's willingness to provide the streetscape landscape improvements being proposed.

Mr. Woodrow suggested that the only remaining question for the Planning Commission was to what extent should Route 73 be improved with things like road widening, curbing, sidewalk, and storm drainage improvement.

Mr. DiElsi suggested that this area of Route 73 is extremely remote from the Village and that we are not aware of any traffic issues that persist through this section of highway. Mr. Woodrow suggested that the Planning Commission may want to ask the applicant to place a note on the plan which would defer pedestrian improvements until such a time deemed appropriate by the Board of Supervisors. Ostensibly, the arrival of other pedestrian improvements to either side of the property. All assembled were comfortable with solution.

Motion by Mr. Greco, seconded by Mr. DiElsi, recommending preliminary/final land development approval recommending the waiver of street improvements as defined with the caveat that a note be added to the plan that would state “pedestrian improvements are deferred until such a time as connections are completed two adjoining the property boundary of the blue tree landscaping property.” Further, all approvals identified in Mr. Woodrow's review dated March 12, 2024 will be addressed. All in favor, motion carried.

V. STAFF REPORTS

- A. Engineer – Mr. Woodrow provided an update on the 2024 Road Improvement program, improvements to the Palmer Park parking lots and several drainage projects that have been completed. Further, Mr. Woodrow alerted the Planning Commission to the upcoming start of construction for the Mill Run (Perkiomen Airport) project being developed by Toll Brothers.
- B. Planner – no report.
- C. Manager – no report.

VI. OLD BUSINESS – None

VII. NEW BUSINESS - None

VIII. ADJOURNMENT – The meeting was adjourned at 7:45pm.