



## SKIPPACK TOWNSHIP PLANNING COMMISSION MEETING MINUTES

March 17, 2025 – 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

**I. CALL TO ORDER** – Mr. Landmesser, Chairman, called the meeting to order at 7:00pm and led the Pledge of Allegiance and Roll Call.

**II. PUBLIC COMMENT** – none.

**III. APPROVAL OF MINUTES** – Mr. DiElsi made a motion, seconded by Mr. Rader, to approve the minutes from the meeting on February 18, 2025. All in favor, motion carried.

### **IV. PLANS FOR REVIEW**

- A. Deep Creek Learning Center and Precision Jiu Jitsu Spring Mount – Conditional Use application for 2047 Bridge Road, Schwenksville
- Mr. John McShea, Eastburn and Gray, PC, representative for the applicant, presented a proposal for Deep Creek Learning Center to operate a private, religious school at the property located at 2047 Bridge Road. The school, along with Precision Jiu Jitsu, would occupy the existing buildings on the property, which were formerly used as the PA State Police barracks, with no change to the building footprints and only minor interior modifications. The property is located within the GC General Commercial District and the proposed private religious school is permitted on the property by conditional use and satisfies the majority of the criteria set forth in Section 200-27.C (2)(j) of the Township Zoning Ordinance. On March 6, 2025, Deep Creek Learning Center received zoning relief from Section 200-27.C (2)(1) to allow a private religious school on 3.85 acres, where 5 acres are required.

Ms. Decker, founder of Deep Creek Learning Center, spoke regarding the school's operations. It was founded in 2019 and currently operates on Cressman Road in the Township. It is a "non-traditional" private school, with 55 students grades kindergarten through 12<sup>th</sup> currently enrolled, although they may expand to 75 students next year. The school will occupy the main building on the property, while Precision Jiu Jitsu will operate one of the secondary buildings. There is a third building, which will continue to be leased out to Fit Results for now but could be a potential expansion for the school in the future. Ms. Decker gave an overview of the school hours, which are typically Monday through Friday, with student drop-off beginning at

8:30am and pick-up beginning at 3pm. Evening activities are occasional, and weekend events are very rare.

Mr. Landmesser asked if Precision Jiu Jitsu would operate primarily in the evening. Ms. Decker replied that they held classes in the early morning, evening and weekends, so there is little to no conflict with Deep Creek Learning Center's hours.

Ms. Decker, along with Mr. Chad Camburn, the applicant's engineer, also shared the plan for the bus traffic flow in and out of the parking lot onto Bridge Road. Drop-off and pick-up will be on the side of the building doors. There are ample parking spaces available for staff during a typical school day.

Mr. Rader inquired about outdoor activities and recess space. Ms. Decker shared that an existing parking lot to the left of the building would be utilized for an outdoor play area, with gardens, a basketball net, and other activities. Precision Jiu Jitsu's gym will also be available for use during inclement weather.

Ms. Decker shared because of their unique way of teaching and learning; they would not wish to exceed a maximum of 100 students. The school may potentially expand into the third building on the property for middle and high school students, which would add only about 30-40 more students.

Mr. Rader made a motion, seconded by Mr. DiElsi, to approve the conditional use of the property located at 2047 Bridge Road for Deep Creek Learning Center to operate a private religious school within the existing buildings. All in favor, motion carried.

**V. STAFF REPORTS**

- A. Engineer – none.
- B. Planner – none.
- C. Manager – none.

**VI. ADJOURNMENT** – Motion made by Mr. Rader, seconded by Mr. Greco, to adjourn the meeting at 7:25pm. All in favor, motion carried.