

**SKIPPACK TOWNSHIP PLANNING COMMISSION
JANUARY 21, 2008 MINUTES**

PLANNING COMMISSION

Timothy Landmesser	Present
Bradley DeForest	Present
Caesar Gorski	Present
Michael Rotay	Present
Frank Nolen	Present

TOWNSHIP PROFESSIONAL STAFF

Theodore R. Locker, Jr., Manager	Present
Timothy Woodrow, PE	Present
Joseph A. Zadlo, Planner	Absent

I. RE-ORGANIZATION SESSION

A. Election of Chairman

MICHAEL ROTAY NOMINATED TIMOTHY LANDMESSER FOR CHAIRMAN.
NOMINATION SECONDED BY BRADLEY DEFOREST. VOTE 5-0, MOTION CARRIED.

B. Election of Vice Chairman

CEASER GORSKI NOMINATED BRADLEY DEFOREST FOR VICE-CHAIRMAN.
NOMINATION SECONDED BY TIMOTHY LANDMESSER. VOTE 5-0, MOTION
CARRIED.

C. PUBLIC COMMENT

Mary Ann Truskowski wanted to know if the updated plans for the sports complex were sent to the county. Tim Woodrow responded that the county only does one review of the plans.

Mary Ann Truskowski asked about number of stories and the building height. Mr. Woodrow responded that they were only approving the site plan. They are not reviewing or approving the building plan. Those issues will be dealt with when building permits are applied for.

Mary Ann Truskowski inquired about putting in bleachers for the spectators for the outside fields.

Mary Ann Truskowski inquired about the number of parking spaces and expressed her concerns that people would be parking on Cressman Rd. Mr. Woodrow responded that Cressmen Rd. is a public street and people are permitted to park there. He also stated that they do not anticipate people parking on the street at this time if it becomes an issue then they can address that at a later time, by adopting an ordinance that would not permit parking on Cressman Rd.

Steve Niechcielski inquired about lighting at night for the sports activities. Dan David responded that there would be, but that it is not anticipated to be intrusive. Mr. Woodrow mentioned that Mr. Zadlo has been concerned about lighting, but the most recent specifications have pleased him.

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Peter Marzolf asked if regulations regarding the times the lights would be in use. Mr. Locker said that there is nothing in the ordinance limiting the hours or lighting.

Peter Marzolf inquired about the plans for growth within the township that effect the Perkiomen Valley School District. Mr. Locker responded that he has discussed this with the school district, and that there is little open land left for development. Mr. Locker also mentioned that the Superintendent from Perkiomen Valley School District is planning to attend the Board of Supervisors meeting in March.

III. APPROVAL OF THE NOVEMBER 19, 2007 MINUTES

MOTION MADE BY MR. DEFOREST TO APPROVE THE NOVEMBER 19, 2007 MINUTES. MOTION SECONDED BY MR. NOLAN. VOTE 5-0, MOTION CARRIED.

IV. PLANS TO ACCEPT FOR REVIEW

Skippack Community Center Preliminary/Final Land Development Plan

V. STAFF REPORTS

A. Engineer

Mr. Woodrow reported that the intersection at Old Forty Foot Rd. and Route 73 is up and running.

B. Planner

C. Manager

Mr. Locker reported that the sewer was installed on Old Forty Foot Rd and will be extended up to Township Line Rd.

VI. OLD BUSINESS

A. Skippack Community Center Preliminary/Final Land Development Plan

Khalid Hassan presented the revised plan. He reported that they have made a few changes such as a four-way stop at Colledgeville Rd. and a buffer on Cressman Rd. Mr. Woodrow said that he was please with the revised plans, and that the initial concerns have been addressed. He also commented that the speed bumps for Cressman Rd. are on the plan.

Mr. Deforest questioned putting traffic signals at Route 113 and Cressman Rd as well as the intersection at Route 73 and Cressman Rd. Mr. Woodrow responded that the Township has contacted Traffic Planning and Design to do a traffic study on these intersections.

MOTION MADE BY MR. ROTAY RECOMMENDING PRELIMINARY/FINAL APPROVAL OF THE SKIPPACK COMMUNITY CENTER PLAN, SUBJECT TO COMPLIANCE WITH THE PROFESSIONAL STAFF REVIEWS. MOTION SECONDED BY MR. NOLEN. VOTE 5-0, MOTION CARRIED.

B. Biltmore Estates – Revised Final Plan

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Ben Goldthorpe stood as a representative for T.H. Properties. Mr. Woodrow commented that there was an issue with impervious coverage for Lots 120 and 122; therefore T.H. Properties is only requesting a lot line revision as apposed to creating new lots.

MOTION MADE BY MR. NOLAN TO APPROVE THE LOT LINE REVISION. MOTION SECONDED BY MR. DEFOREST. VOTE 5-0, MOTION CARRIED.

VII. NEW BUSINESS

A. R-4 Residential Zoning District Proposed Amendment

Mr. Locker explained that the proposed change would affect the Reserves at Fairlawn Court. This was a court stipulated plan and does not meet the requirements of the R-4 Zoning district. The proposed change to the ordinance, would allow for decks, patios, ect.

MOTION MADE BY MR. DEFOREST TO RECOMMENDING APPROVAL OF ORDINANCE NO. 312 AMENDMENT TO THE R-4 RESIDENTIAL ZONING DISTRICT. MOTION SECONDED BY MR. NOLAN. VOTE 5-0, MOTION CARRIED.

C. Definition of Building Height – Proposed Zoning Amendment

Mr. Locker explained that proposed Ordinance No. 313 would amend the definition of building height from the “highest point” to “mean”.

MOTION MADE BY MR. GORSKI RECOMMENDING APPROVAL OF ORDINANCE NO. 313, THE DEFINITION OF BUILDING HEIGHT. MOTION SECONDED BY MR. NOLAN. VOTE 5-0, MOTION CARRIED.

VIII. ADJOURNMENT

The meeting was adjourned at 8:03 PM.