

**SKIPPACK TOWNSHIP PLANNING COMMISSION  
MAY 21, 2007 MINUTES**

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**PLANNING COMMISSION**

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

**TOWNSHIP PROFESSIONAL STAFF**

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

**RE-ORGANIZATION**

Mr. Locker asked for nominations for Chairman.

CAESAR GORSKI NOMINATED TIM LANDMESSER FOR CHAIRMAN. NOMINATION SECONDED BY MR. DEFOREST. ALL IN FAVOR, MOTION CARRIED.

The meeting was turned over to the Chairman, who asked for nominations for Vice Chairman.

TIM LANDMESSER NOMINATED BRAD DEFOREST FOR VICE CHAIRMAN. NOMINATION SECONDED BY MR. GORSKI. ALL IN FAVOR, MOTION CARRIED.

**PUBLIC COMMENT**

Mary Ann Truskowski commented on the acreage for the sports complex, the outdoor pool and 3 outdoor turf fields. She also talked about the walking path.

Mary Gehman asked about the work/live units for Biltmore. Mr. Locker said it is being removed from the agenda and wouldn't be discussed tonight.

**APPROVAL OF THE DECEMBER 18, 2006 MINUTES**

MOTION MADE BY MR. ROTAY TO APPROVE THE DECEMBER 18, 2007 MINUTES. MOTION SECONDED BY MR. GORSKI. ALL IN FAVOR, MOTION CARRIED.

**PLANS TO ACCEPT FOR REVIEW**

Cressman Road Center Conditional Use and Land Development Plan  
McGinley Shopping Center Conditional Use and Land Development Plan  
Skipack Community Sports Center Land Development Plan  
Biltmore Estates Live/Work Units Land Development Plan

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**STAFF REPORTS**

**Engineer:** Mr. Woodrow gave a status report on the walking trail, Collegeville Road sidewalk and road improvements projects.

**Planner:** No report.

**Manager:** Mr. Locker talked about fencing project for the 90' baseball field at Palmer Park.

**OLD BUSINESS**

**Cressman Road Center Conditional Use and Land Development**

Edmund Mullin, Esquire (HRMM&L) represented the applicant. The plan proposes a car wash/lube facility, bank pad site and restaurant pad site on Cressman Road at Route 73. The Board of Supervisors granted preliminary approval for Phase I (car wash) on August 27, 2003. Conditional use for the automotive use was granted on October 2, 2002, which has since expired. The project was placed on hold until further activity on the McGinley shopping center project, especially as it relates to intersection improvements.

Traffic circulation, parking requirements, trash enclosure and additional landscaping are addressed on this new plan. Impervious cover was reduced and the secondary access on Route 73 was deleted at PennDOT's request. The entrance on Cressman Road will be aligned with the shopping center entrance. A new traffic study was done in conjunction with the shopping center. There will be a signal at the intersection of Cressman Road and Route 73.

NO RECOMMENDATION WAS MADE.

**McGinley Shopping Center Conditional Use and Land Development**

Edmund Mullin, Esquire (HRMM&L) represented the applicant, who is seeking conditional use approval for the shopping center use and a road crossing in the floodplain conservation district. Mr. Woodrow indicated that the roadway crosses the water course at its most desirable location having the least environmental hydraulic impact on the waterway. He also mentioned that the culvert crossing is also a critical feature to extend the pedestrian connection from the Village to the shopping center. Intersection improvements and the streetscape were also discussed.

NO RECOMMENDATION WAS MADE ON THE SHOPPING CENTER USE.

MOTION MADE BY MR. GORSKI RECOMMENDING APPROVAL OF THE CONDITIONAL USE FOR THE STREAM CROSSING. MOTION SECONDED BY MR. ROTAY. ALL IN FAVOR, MOTION CARRIED.

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**NEW BUSINESS**

**Proposed Ordinance No. 305 to Amend Accessory Uses and Structures**

The proposed ordinance would amend accessory uses and structures for non-residential uses.

MOTION MADE BY MR. DEFOREST TO RECOMMEND ADOPTION OF THE ACCESSORY USE AND STRUCTURES ORDINANCE AMENDMENT. MOTION SECONDED BY MR. ROTAY. ALL IN FAVOR, MOTION CARRIED.

**Proposed Ordinance No. 306 to Amend Sign Regulations**

The proposed ordinance would amend the regulations for free standing signs for businesses.

MOTION MADE BY MR. ROTAY TO RECOMMEND ADOPTION OF THE SIGN ORDINANCE AMENDMENT. MOTION SECONDED BY MR. GORSKI. ALL IN FAVOR, MOTION CARRIED.

**Skippack Community Sports Center Land Development**

Edmund Mullin, Esquire (HRMM&L) represented the applicant. The Board of Supervisors granted conditional Use on April 11, 2007. The plan proposed a 100,002 square foot building with fitness center, basketball courts and swimming pool. There will also be 3 outdoor turf fields, walking trail and additional pool and patio area. The building will be moved further back from Cressman Road. The staff and planning commission agreed that sidewalk along Cressman Road to Route 73 should be added to the plan. Lighting, landscaping, field location and parking lot configuration still need to be worked out.

NO RECOMMENDATION WAS MADE.

**VI. ADJOURNMENT**

The meeting was adjourned at 9:10 PM.

***Minutes Approved by the Planning Commission on June 18, 2007  
Theodore R. Locker, Jr. , Township Manager***