

**SKIPPACK TOWNSHIP PLANNING COMMISSION
JULY 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	Present

I. PUBLIC COMMENT

Mary Gehman inquired about the lawsuit between Czop / Spector vs. Pennoni Associates.

Mary Anne Truskowski inquired if a traffic light would be installed at Cressman Rd. and Rt. 73 before Sport Complex is started.

II. APPROVAL OF THE May 19, 2008 MINUTES

MOTION MADE BY MR. GORSKI TO APPROVE MAY 19, 2008 MINUTES. MOTION SECONDED BY MR. DEFOREST. VOTED 5-0, MOTION CARRIED.

III. PLANS TO ACCEPT FOR REVIEW

- a. Meadow Glen –Revisions to Phase I & II

MOTION MADE BY MR. ROTAY TO APPROVE MEADOW GLEN- REVISIONS TO PHASE I & II. MOTION SECONDED BY MR. NOLAN. VOTED 5-0, MOTION CARRIED.

- b. Metro PCS, LLC – SCIG Property – Skippack Pike

MOTION MADE BY MR. ROTAY TO APPROVE METRO PCS, LLC – SCIG PROPERTY – SKIPPACK. MOTION SECONDED BY MR. NOLAN. VOTED 5-0, MOTION CARRIED.

- c. Metro PCS, LLC – Wilke Property – 3526 Skippack Pike

MOTION MADE BY MR. ROTAY TO APPROVE METRO PCS, LLC – WILKE PROPERTY – SKIPPACK. MOTION SECONDED BY MR. NOLAN. VOTED 5-0, MOTION CARRIED.

- d. Arena Sub-division – 456 Hildebeitel Road

MOTION MADE BY MR. ROTAY TO APPROVE ARENA SUB-DIVISION – 456 HILDEBEITEL ROAD. MOTION SECONDED BY MR. NOLAN. VOTED 5-0, MOTION CARRIED.

- e. Sports Complex – Phasing Plan

SKIPPACK TOWNSHIP PLANNING COMMISSION
JULY 21, 2008 MINUTES

MOTION MADE BY MR. ROTAY TO APPROVE SPORTS COMPLEX – PHASING PLAN. MOTION SECONDED BY MR. NOLAN. VOTED 5-0, MOTION CARRIED.

f. Sole Subdivision

MOTION MADE BY MR. ROTAY TO APPROVE SOLE SUBDIVISION. MOTION SECONDED BY MR. NOLAN. VOTED 5-0, MOTION CARRIED.

IV. STAFF REPORTS

- a. Engineer
- b. Planner – Joe Zadlo updated the AAR2.5 Zoning. – Changed the Meadow Glen Tract only to coincide with the court stipulated approval.
- c. Manager

MOTION MADE BY MR. GORSKI TO APPROVE AAR2.5 ZONING UPDATE. CHANGING THE MEADOW GLEN TRACT ONLY TO COINCIDE WITH THE COURT STIPULATED APPROVAL. MOTION SECONDED BY MR. NOLAN. VOTED 5-0, MOTION CARRIED.

V. OLD BUSINESS

- a. 4124 Associates LP – Preliminary Land Development - 4124 Skippack Pike

MOTION MADE BY MR. GORSKI TO APPROVE THE RECOMMENDATION OF THE VARIANCE LIST TO ZHB. THE VARIANCE LIST: 1. REAR YARD SETBACK. 2. DISTURBANCE TO RIPARIAN BUFFER. 3. (PART A) FLOODPLAIN CONSERVATION DISTRICT DISTURBANCE. 4. (PART B&C) FLOODPLAIN CONSERVATION DISTRICT DISTURBANCE. 5. OFF-STREET PARKING AND LOADING REGULATIONS. 6. MAXIMUM IMPERVIOUS SURFACE OF SIXTY PERCENT (60%). MOTION SECONDED BY MR. NOLAN. VOTED 5-0, MOTION CARRIED.

VI. NEW BUSINESS

- a. Metro PCS, LLC - SCIG Property – Skippack Pike

MOTION MADE BY MR. ROTAY TO RECOMMEND THE APPROVAL OF THE CO-LOCATE OF NEW ANTENNA FROM METRO PCS, LLC ON THE SCIG PROPERTY. THIS IS CONTINGENT UPON WORKING OUT LANDSCAPING DETAILS WITH SKIPPACK TOWNSHIP. MOTION SECONDED BY MR. DEFOREST. VOTED 5-0, MOTION CARRIED.

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

b. Metro PCS, LLC – Wilke Property – 3526 Skippack Pike

MOTION MADE BY MR. ROTAY TO RECOMMEND THE APPROVAL OF THE CO-LOCATE OF NEW ANTENNA FROM METRO PCS, LLC ON THE WILKE PROPERTY. THIS IS CONTINGENT UPON WORKING OUT LANDSCAPING DETAILS WITH SKIPPACK TOWNSHIP. MOTION SECONDED BY MR. NOLAN. VOTED 5-0, MOTION CARRIED.

c. Arena Sub-division – 456 Hildebeitel Road

THE PLANNING COMMISSION IS REQUESTING MORE INFORMATION ON THE AREANA SUB-DIVISION PROJECT. MR. SEBOH GALESTANIAN OF CZOP /SPECTOR, INC. WAS ASKED TO SUPPLY MORE INFORMATION ON THE FOLLOWING: SEWER, EXISTING FEATURES, WETLAND BUFFER, STEEPSLOPES, TITLE REPORT, AND DRAINAGE EASMENT.

d. Sports Complex – Phasing Plan

SPORTS COMPLEX – PHASING PLAN WAS TAKEN OFF AGENDA.

VII. ADJOURNMENT

The Meeting was adjourned at 8:20 PM.