

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

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**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.

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- e. Sports Complex – Phasing Plan

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.

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**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.