

**SKIPPACK TOWNSHIP PLANNING COMMISSION
AUGUST 20, 2007 MINUTES**

PLANNING COMMISSION

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

TOWNSHIP PROFESSIONAL STAFF

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

I. PUBLIC COMMENT

Mary Gehman asked questions about Biltmore (permits, time line and the 55+ town homes).

Mary Ann Truskowski asked about acreage, size of buildings and fields, and community usage of the proposed recreational facility. She also made reference to a donation to the ambulance.

II. APPROVAL OF THE JUNE 18, 2007 MINUTES

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

III. PLANS TO ACCEPT FOR REVIEW

Szewczyk Preliminary and Final Subdivision Plan
T-Mobile Conditional Use Application
Whelan-Rowe Preliminary and Final Subdivision Plan
SCI Graterford Field Maintenance Building Prelim and Final Land Development Plan
Cingular Wireless Conditional Use Application

IV. STAFF REPORTS

A. Engineer

Sidewalk on Collegeville Road is complete; trail is under construction and almost complete; road improvements on Heckler Road and repairs to the bridge on Perkiomen Creek Road have been started.

B. Planner

DCNR land swap requires a 30,000 square foot subdivision of the Yates tract.

MOTION MADE BY MR. DEFOREST TO RECOMMEND APPROVAL OF THE YATES TRACT SUBDIVISION FOR THE DCNR LAND SWAP. MOTION SECONDED BY MR. ROTAY. VOTE 4-0, MOTION CARRIED.

C. Manager

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V. OLD BUSINESS

A. Skippack Community Center Preliminary Land Development Plan

The facility is membership-based. There will also be youth programs and summer camps. There will be an outdoor pool and an indoor pool. The fields will be fenced. Road improvements and sidewalk on off-site frontages were discussed. The applicant agreed to comply with all items in the township engineer's review. The only item in the planner's review that was questionable was visibility of the outlet structure from the road. Mr. Zadlo suggested landscape screening.

NO ACTION WAS TAKEN.

VI. NEW BUSINESS

A. Szewczyk Preliminary and Final Subdivision Plan (Lot Line Adjustment)

The subdivision adjusts the lot line between 797 Evansburg Road and 807 Evansburg Road. No new lots will be created. The Board of Supervisors will consider waivers. There was no objection to the plan.

MOTION MADE BY MR. GORSKI TO RECOMMEND PRELIMINARY AND FINAL APPROVAL OF SZEWCZYK SUBDIVISION. MOTION SECONDED BY MR. ROTAY. VOTE 4-0, MOTION CARRIED.

B. T-Mobile Conditional Use Application

Applicant was not present.

C. Whelan-Rowe Preliminary and Final Subdivision Plan

Applicant was not present.

D. Meeting Change

The meeting time will change from 7:30 PM to 6:30 PM. It will be advertised.

MOTION MADE BY MR. DEFOREST TO CHANGE THE MEETING TIME TO 6:30 PM. MOTION SECONDED BY MR. GORSKI. VOTE 4-0, MOTION CARRIED.

VII. ADJOURNMENT

The meeting was adjourned at 8:25 PM.

*Minutes Approved by the Planning Commission on September 17, 2007
Theodore R. Locker, Jr., Township Manager*