

**SKIPPACK TOWNSHIP PLANNING COMMISSION
NOVEMBER 19, 2007 MINUTES**

PLANNING COMMISSION

Timothy Landmesser, Chair	Present
Bradley DeForest	Present
Caesar Gorski	Present
Michael Rotay	Absent
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 asked about the PennDOT permit for sewer installation of Old Forty Foot Road and road improvements for Biltmore. Mr. Woodrow told her that the sewer plans are being prepared and a permit application will be submitted. The roadwork should be completed by the spring of 2008. She also asked about issuance of use and occupancy permits for the homes in Biltmore. This was not a matter for the planning commission.

II. APPROVAL OF THE OCTOBER 15, 2007 MINUTES

Mr. Gorski noted that his recommendation for the sports complex was conditioned upon compliance with the professional staff reviews.

MOTION MADE BY MR. GORSKI TO APPROVE THE OCTOBER 15, 2007 MINUTES, AS CORRECTED. MOTION SECONDED BY MR. NOLEN. VOTE 4-0, MOTION CARRIED.

III. PLANS TO ACCEPT FOR REVIEW

Biltmore Estates Live/Work Preliminary and Final Land Development Plan

MOTION MADE BY MR. DEFOREST TO ACCEPT THE PLANS FOR REVIEW. MOTION SECONDED BY MR. NOLEN. VOTE 4-0, MOTION CARRIED.

IV. STAFF REPORTS

A. Engineer

The poles on Collegeville Road were relocated.

B. Planner

C. Manager

V. OLD BUSINESS

A. Cressman Road Center Preliminary Land Development Plan

Carl Wiener, Zach Ramstead and Sal Paone stood as representatives. Mr. Woodrow noted that this plan counts on the stormwater management system for the shopping center. Mr. Zadlo talked about the corner treatment being the same as the shopping center, as

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well as the streetscape along Route 73. Mr. Zadlo also noted that any significant changes in the plan once tenants are established would require them to revisit the planning commission. There were no objections to the plan. Mr. DeForest suggested a note be added to the plan that they will work with the shopping center.

MOTION MADE BY MR. DEFOREST RECOMMENDING PRELIMINARY APPROVAL OF THE CRESSMAN ROAD CENTER PLAN, SUBJECT TO COMPLIANCE WITH THE PROFESSIONAL STAFF REVIEWS. MOTION SECONDED BY MR. NOLEN. VOTE 4-0, MOTION CARRIED.

B. McGinley Shopping Center Preliminary Land Development Plan

Carl Wiener, Zach Ramstead, Michael Gambone and Dave Dratch stood as representatives. Key issues discussed were front yard setbacks, stormwater management, height of the retaining wall, impervious coverage, basin setbacks and road improvements. There are a few items that would require zoning variances, unless the SC zoning amendment is passed. Mr. Woodrow addressed specific questions regarding drainage and water run-off. Road improvements include widening, turning lanes and a traffic signal at the intersection of Route 73 and Cressman Road. There will also be some widening on Bridge Road for turning lanes at the entrance (across from the real estate office). Mr. Gorski was concerned about the proposed ordinance amendment for the shopping center district.

Due to its relevance to the shopping center plan, the planning commission reviewed the proposed ordinance amendment for the SC zoning district prior to making a recommendation.

VI. NEW BUSINESS

A. Proposed Ordinance Amendment-SC (Shopping Center) Zoning District

The amendment addresses setbacks on Route 73, impervious cover, basin and exterior lighting. Mr. Zadlo explained that these changes would help to extend the village feel along the streetscape and the layout of the plan. With the size of the parking lot the center of the parking fields would be increased to 20' fixtures; the perimeter would be 14' fixtures. All fixtures would be similar to the streetlights in Skippack Village. The provisions would only allow one store in a shopping center to exceed 20,000 square feet. Maximum impervious coverage and parking space calculations are also addressed. Mr. DeForest noted a typographical error and a possible misnumbered section.

MOTION MADE BY MR. GORSKI RECOMMENDING ADOPTION OF THE SC DISTRICT ZONING AMENDMENT. MOTION SECONDED BY MR. NOLEN. VOTE 4-0, MOTION CARRIED.

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VII. OLD BUSINESS (continued)

B. McGinley Shopping Center Recommendation

Mr. Woodrow recommended preliminary approval of the overall site, with the final plan submission being more tenant specific. If there were no tenants for specific buildings, they would be withheld from the final approval and individual applications would have to be filed in the future.

MOTION MADE BY MR. GORSKI RECOMMENDING PRELIMINARY APPROVAL OF THE SHOPPING CENTER PLAN, SUBJECT TO COMPLIANCE WITH THE PROFESSIONAL STAFF REVIEWS AND ADOPTION OF THE SC DISTRICT ZONING AMENDMENT. MOTION SECONDED BY MR. DEFOREST. VOTE 4-0, MOTION CARRIED.

C. Biltmore Estates Live/Work Preliminary and Final Land Development Plan

Ben Goldthorpe presented the revised plan. The live/work units were approved in conjunction with the overall Biltmore plan, but site-specific drawings require review by the planning commission. The 19 three-story units are situated on lots 138 and 139 and include two well-landscaped public courtyards. The first floor of each unit is 900 to 1,000 square feet of retail space. The second and third floors are the layout of a 3-bedroom townhouse. Owners of the unit would have the option to rent out the retail space and/or the dwelling portion.

Grading details need to be added to the plan. Confirmation of impervious cover, narratives for maintaining the underground basin, and owner obligation for these lots need to be addressed. There is a master HOA for Biltmore, with subordinate HOA's for individual sections (single homes, townhouses, live/work, etc.). Location of the mailboxes, trash receptacles, and parking areas were also discussed. Additional parking needs to be created on lot 138.

MOTION MADE BY MR. DEFOREST RECOMMENDING PRELIMINARY AND FINAL APPROVAL OF THE BILTMORE ESTATES LIVE/WORK PLAN, SUBJECT TO COMPLIANCE WITH THE PROFESSIONAL STAFF REVIEWS AND ADDITIONAL PARKING FOR LOT 138. MOTION SECONDED BY MR. NOLEN. VOTE 4-0, MOTION CARRIED.

VIII. NEW BUSINESS (continued)

B. Dickey Lot Line Change for 2067 Bridge Road

Glenn Dickey presented the plan to convey approximately 49,127 square feet of land from lot 2 to lot 1. Robert and Josephine Marshall own both parcels. No construction is proposed. Mr. Zadlo noted that lot 1 is a non-conforming use in the GC district and the square footage being added would have to be used in conformance with the GC regulations. Any expansion on lot 1 would require a variance from the zoning hearing board. Mr. Woodrow

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suggested adjusting the new lot line so that the accessory structures meet the required setbacks. A waiver list will be added to the plan.

MOTION MADE BY MR. DEFOREST RECOMMENDING APPROVAL OF THE LOT LINE CHANGE FOR 2067 BRIDGE ROAD, SUBJECT TO COMPLIANCE WITH THE PROFESSIONAL STAFF REVIEWS. MOTION SECONDED BY MR. GORSKI. VOTE 4-0, MOTION CARRIED.

C. Koaxis Preliminary and Final Land Development Plan

Mr. Gorski recused himself from the review of this plan. John Riebow presented the plan for lot 1 at the Lucon Business Park. The preliminary approval granted to Beclor in 2001 expired, and the lot was recently sold to Koaxis. A new preliminary plan is required and must conform to current ordinances, including storm water management. The layout and building size (12,000 square feet) are the same as the Beclor plan. Details for the trash enclosure and future parking area need to be provided. Lighting will need to be approved by the township and the signage must be uniform with others in the business park. Mr. Zadlo recommended the landscaping in the rear corner be moved to the front of the property to improve the streetscape.

MOTION MADE BY MR. DEFOREST RECOMMENDING PRELIMINARY AND FINAL APPROVAL OF THE KOAXIS PLAN, SUBJECT TO COMPLIANCE WITH THE PROFESSIONAL STAFF REVIEWS. MOTION SECONDED BY MR. NOLEN. MR. GORSKI ABSTAINED. VOTE 3-0-1, MOTION CARRIED.

D. Proposed Ordinance Amendment-CF (Correctional Facility) Zoning District

Mr. Zadlo explained that an application was filed by the Stryker Brigade to construct a military facility on the Graterford Prison property. The intergovernmental lease is between the PA Department of Corrections and the PA National Guard. The proposed ordinance would permit a military field maintenance shop with specific development standards. The facility would be situated on a 50-acre parcel along Route 113. Mr. Gorski suggested the facility be restricted to front on Route 113.

MOTION MADE BY MR. GORSKI RECOMMENDING APPROVAL OF THE CF ZONING AMENDMENT, RESTRICTING THE LOCATION TO FRONT ON ROUTE 113. MOTION SECONDED BY MR. DEFOREST. VOTE 4-0, MOTION CARRIED.

VII. ADJOURNMENT

The meeting was adjourned at 8:18 PM.