

SKIPPACK TOWNSHIP PLANNING COMMISSION
October 20, 2008 MINUTES – 6:30 PM

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

I. PUBLIC COMMENT

Mary Ann Truskowski asked if anyone had reviewed the tapes from the last meeting in reference to the submission of a proposed plan. She was told yes the tapes were reviewed.

Mary Ann Truskowski inquired about the contamination left behind from the old gas station at 4124 Skippack Pike. Also, questioned if they will have public sewer and water.

II. APPROVAL OF THE SEPTEMBER 15, 2008 MINUTES

MOTION MADE BY MR. NOLEN TO APPROVE THE SEPTEMBER 15, 2008 MINUTES. MOTION SECONDED BY MR. DEFOREST. VOTE 5-0, MOTION CARRIED.

III. PLANS TO ACCEPT FOR REVIEW

A. Meadow Glen – Sub-Division Phase 3 Revisions

MOTION MADE BY MR. GORSKI TO ACCEPT PLANS FOR THE REVISIONS OF MEADOW GLEN- SUB DIVISION PHASE 3. MOTION SECONDED BY MR. NOLEN. VOTE 5-0, MOTION CARRIED.

IV. STAFF REPORTS

A. Engineer

The original Sewer Bid was not awarded. The Board of Supervisors decided to divide the Township Line Road Extension and Pump Station into two separate bids.

B. Planner

C. Manager

V. OLD BUSINESS

a. Sole – Sub-Division

Jeremy Hoagland from the Crossroads requested to revise previously submitted plans for Hudnut Road. Crossroads has made only minor changes and the

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changes made will help preserve some of its natural habitat, control storm water, and discuss dedication of small portion of the tract on opposite side of Hudnut Road.

MOTION WAS MADE BY MR. ROTAY AND SECONDED BY MR. NOLEN TO RECOMMEND FINAL APPROVAL CONDITIONED UPON THE ENGINEERS REVIEWS. VOTED 5-0, MOTION CARRIED.

b. Stryker Maintenance Facility – Conditional Use & Preliminary / Final Land Development

Attorney Dennis Guise presented the plan for the Stryker Brigade Maintenance Facility located on Bridge Road. They discussed the storage of weapons and the status of employees. Paul Erfl engineer defined the area of lease from SCIG, also discussed the use of public sewer and water. Bruce Rader discussed the lighting plan, specifically discussed the shoebox lighting in parking lot and along the driveway. Lastly, discussed the wall packs for the building.

Mary Ann Truskowski questioned the number of parking spaces and the hours of operation. There will be 31 parking spaces: 29 Regular parking spots with 2 handicapped and the hours of operation will be from 7am to 5pm.

MOTION WAS MADE BY MR. DEFOREST AND SECONDED BY MR. ROTAY TO RECOMMEND APPROVAL CONDITIONED UPON TYPE OF LIGHTING FIXTURES, TESTING, ENGINEERS LETTER ON SEPTEMBER 19TH AND BUFFER AND TREES ALONG ENTRANCE DRIVE. VOTED 5-0, MOTION CARRIED.

c. 4124 Associates – Preliminary Land Development

Neil Stein attorney presented plans for a proposed bank at the corner of Bridge Road and Skippack Pike. The major items were pocket park, box culvert, traffic improvements and site lighting.

MOTION WAS MADE BY MR. ROTAY AND SECOND MR. DEFOREST TO RECOMMEND APPROVAL CONDITIONED UPON THE ENGINEERS AND PLANNERS LATEST REVIEW LETTERS. VOTED 5-0, MOTION CARRIED.

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IV. NEW BUSINESS

a. Sprint/Nextel – Conditional Use – Tower Upgrade

Dan Getchman presented a plan to replace the existing antenna and equipment with new and updated equipment. They are not adding any additional users.

MOTION TO RECOMMEND APPROVAL OF CONDITIONAL USE MADE BY MR. ROTAY AND SECONDED BY MR. NOLEN. VOTED 5-0, MOTION CARRIED.

V. ADJOURNMENT

The meeting was adjourned at 8:10 PM.