

**SKIPPACK TOWNSHIP PLANNING COMMISSION
APRIL 15, 2019 MINUTES**

PLANNING COMMISSION

Timothy Landmesser	Present
Bradley DeForest	Present
Gerry Rader	Present
Harry Greco	Present
Luke Dielsi	Present

TOWNSHIP PROFESSIONAL STAFF

Christopher W. Heleniak, Manager	Absent
Lonnie Manai, Engineer	Present
Joseph A. Zadlo, AICP, Planner	Present

I. PUBLIC COMMENT

- A. Sam Engle questioned the most recent Skippack Township Comprehensive Plan update. He further stated that the Comprehensive Plan on the Township’s website describes that the airport property is intended for large lot single family homes and questioned why a rezoning was completed for the property in recent months.**

Mr. Zadlo and Mr. Woodrow stated that they believed the most recent Comprehensive Plan update was earlier in this decade. Mr. Engle suggested that the copy on the Township’s website was from 2012, and Mr. Woodrow and Mr. Zadlo stated that was consistent with their recollections.

Mr. Zadlo further stated that the Comprehensive plan is a guidance document and that the document is not an ordinance, but a tool which should guide planning in the future. He further stated that the cluster development option for development, which impacts the airport property is therefore meant to preserve open space and is consistent with the goals of the 2012 Comprehensive Plan update.

II. APPROVAL OF THE FEBRUARY 25, 2019 MINUTES

MOTION MADE BY MR. DIELSI TO APPROVE THE FEBRUARY 25, 2019 MINUTES. MOTION SECONDED BY MR. RADER. ALL IN FAVOR, MOTION CARRIED.

III. PLANS TO ACCEPT

- A. Creamery Tire – Request for Waiver of Land Development – 4123 Creamery Road**

MOTION MADE BY MR. RADER TO ACCEPT CREAMERY TIRE—REQUEST FOR WAIVER OF LAND DEVELOPMENT—4123 CREAMERY ROAD. MOTION SECONDED BY MR. GRECO. ALL IN FAVOR, MOTION CARRIED.

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IV. STAFF REPORTS

A. Engineer

1. **Road Improvements** – Mr. Woodrow described to the planning commission the results of recent receipt of road improvement bids. Mr. Woodrow stated that Myers Contractors was low bidder and that work will be completed on several Township roads, including Heckler Road and Perkiomen Creek Road.

B. Planner

1. **Conway Property** – Mr. Zadlo told the planning commission about the Board of Supervisors authorization to seek bids for a new pavilion structure at the Conway property.

C. Manager

V. OLD BUSINESS
NONE

VI. NEW BUSINESS

A. Creamery Tire – Request for Waiver of Land Development – 4123 Creamery Road

Rich Shainline was present to describe the proposal to relocate the vehicle alignment service currently in the last garage bay of his building into a new addition to be placed to the north side of the building. Planning Commission discussion included the following:

- Services offered by the sharing of space between the alignment facility and the tire sales area.
- Concern over parking assuring that sufficient parking will be available on site to support an expanded vehicle repair operation in conjunction with the tire sales facility.
- Concerns over stormwater runoff and stormwater capture.
- Vehicle accessibility for circulation patterns around the campus.

Mr. Shainline made the following statements:

- The alignment mechanic will be providing inspections and minor repairs. However, no major engine or transmission overhaul will be permitted; all vehicle service will be same day service with no overnight storage of vehicles.

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- Creamery Tire is opening a second location in Montgomery Township.
- The second location will allow for reduction in hours of operation of the facility. Today tire sales extend to 7 PM. With a split shift, primary tire staff will be divided between the new facility and the existing facility reducing hours of operation to 8 AM through 5 PM. The reduction in staff will result in the reduction of required parking spaces to serve the facility.
- Currently there is a handshake agreement allowing for a shared parking with the operators of Sun and Shade Landscaping.
- Currently there is a memorialized cross-access easement agreement allowing the owners of the Sun and Shade Landscaping facility to traverse the Creamery Tire facility having access to Creamery Road.

The Planning Commission was in general support of the application.

MOTION MADE BY MR. GRECO TO RECOMMEND APPROVAL OF THE WAIVER OF LAND DEVELOPMENT CONDITIONED UPON COMPLIANCE WITH THE FOLLOWING CONDITIONS:

1. Provide a copy of the executed cross-access easement agreement to complete the Township file.
2. Acquire a formal shared parking agreement with the owners of Sun and Shade.
3. If parking allocation becomes an issue, Creamery Tire to reduce hours and acquire parking to assure no adverse impacts on surrounding properties and the traveling public.
4. A plan showing in greater detail the rerouting of the existing driveway around the proposed building addition, grading of the retention basis, a swale that would capture and direct stormwater runoff from the eastern portion of the property into the existing detention basin and providing for enhanced stormwater treatment and management on the site.

MOTION SECONDED BY MR. RADER. ALL IN FAVOR, MOTION CARRIED.

VII. ADJOURNMENT

The meeting was adjourned at 8:05 P.M.