

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

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**PLANNING COMMISSION**

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

**TOWNSHIP PROFESSIONAL STAFF**

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

**I. PUBLIC COMMENT**

NONE

**II. APPROVAL OF THE JUNE 17, 2019 MINUTES**

MOTION MADE BY MR. GRECO TO APPROVE THE JUNE 17, 2019 MINUTES.

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

**III. PLANS TO ACCEPT**

**A. Gary White – Minor Subdivision – 1128 Evansburg Road**

MOTION MADE BY MR. DEFOREST TO ACCEPT GARY WHITE – MINOR SUBDIVISION – 1128 EVANSBURG ROAD. MOTION SECONDED BY MR. GRECO. ALL IN FAVOR, MOTION CARRIED.

**B. RNC Properties, LLC – Minor Subdivision – Cressman Road**

MOTION MADE BY MR. DEFOREST TO ACCEPT RNC PROPERTIES, LLC – MINOR SUBDIVISION – CRESSMAN ROAD. MOTION SECONDED BY MR. GRECO. ALL IN FAVOR, MOTION CARRIED.

**IV. STAFF REPORTS**

**A. Engineer**

**1. Conway Open Space**

Mr. Woodrow gave an update on the Conway Open Space. One old house has been demolished and the other close to the creek will be in the near future.

There is a parking area to be used by residents and there is a walking trail at the top of the hill.

**2. Mt. Airy Road Pedestrian Trail**

The contractor will be moving to Mt. Airy Road soon to complete the trail and sidewalk along Mt. Airy Road

**3. Collegeville Road Pedestrian Bridge**

A pre-bid meeting was held last week with the prospective bidders and bids are due back July 23<sup>rd</sup>.

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---

**4. 2019 Road Project**

The contractor is completing work in Lower Providence Township and will be moving to Skippack soon to pave our 3 roads.

**B. Planner**

NONE

**C. Manager**

NONE

**V. OLD BUSINESS**

NONE

**VI. NEW BUSINESS**

**A. Gary White – Minor Subdivision – 1128 Evansburg Road**

John Hunt from Richard Mast and Associates presented the minor subdivision plan for 1128 Evansburg Road. The plan calls for subdividing the residential lot from the agricultural lot. There is no plan for development of the agricultural lot at this time. Mr. Hunt also presented the requested SALDO waivers. Mr. Woodrow discussed the requested waivers and that they are appropriate in this case.

MOTION MADE BY MR. RADER TO RECOMMEND APPROVAL OF THE MINOR SUBDIVISION AND REQUESTED SALDO WAIVERS FOR GARY WHITE – 1128 EVANSBURG ROAD. MOTION SECONDED BY MR. GRECO. ALL IN FAVOR, MOTION CARRIED.

**B. RNC Properties, LLC – Minor Subdivision – Cressman Road**

Rolph Graf from Graf Engineering presented the minor subdivision plan for the tract on Cressman Road. It is proposed to subdivide the property into 3 parcels. There was a discussion regarding the unusual lot configurations and the reasons for it. Mr. Graf stated there is a driveway that splits the property from another property and there is the possibility of the driveway being realigned, which is the reason for the unusual lot line between lot 1 and 2. There was also a discussion regarding the extension of Township Line Road through the property and sidewalks along Cressman Road. Mr. Graf stated there is a possible land development plan for Lot 2 in the near future.

MOTION MADE BY MR. DEFOREST TO RECOMMEND APPROVAL OF THE MINOR SUBDIVISION FOR RNC PROPERTIES, LLC – CRESSMAN ROAD AND TO DEFER FRONTAGE IMPROVEMENTS UNTIL SUCH TIME

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A LAND DEVELOPMENT PLAN IS SUBMITTED. MOTION SECONDED  
BY MR. RADER. ALL IN FAVOR, MOTION CARRIED.

**VII. ADJOURNMENT**

The meeting was adjourned at 8:04 P.M.