

**SKIPPACK TOWNSHIP PLANNING COMMISSION  
NOVEMBER 15, 2021 MINUTES**

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**PLANNING COMMISSION**

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

**TOWNSHIP PROFESSIONAL STAFF**

Christopher W. Heleniak, Manager	Present
Timothy Woodrow, PE, Engineer	Present
Joseph A. Zadlo, AICP, Planner	Present

**7:30PM**

**I. PUBLIC COMMENT**  
NONE

**II. APPROVAL OF THE JULY 19, 2021 MINUTES**  
MOTION MADE BY MR. DIELSI TO APPROVE THE JULY 19, 2021 MINUTES.  
MOTION SECONDED BY MR. GRECO. ALL IN FAVOR, MOTION CARRIED.

**III. PLANS TO ACCEPT**

**A. Skippack Township Zoning Ordinance Amendment – Small Cell Wireless Ordinance**

MOTION MADE BY MR. DIELSI TO ACCEPT SKIPPACK TOWNSHIP ZONING ORDINANCE AMENDMENT – SMALL CELL WIRELESS ORDINANCE. MOTION SECONDED BY MR. DEFOREST. ALL IN FAVOR, MOTION CARRIED.

**B. Marino Holdings, LLC – Amended Conditional Use and Preliminary/Final Land Development – 4446 Skippack Pike**

MOTION MADE BY MR. DIELSI TO ACCEPT MARINO HOLDINGS, LLC – AMENDED CONDITIONAL USE AND PRELIMINARY/FINAL LAND DEVELOPMENT – 4446 SKIPPACK PIKE. MOTION SECONDED BY MR. DEFOREST. ALL IN FAVOR, MOTION CARRIED.

**C. Fretz – Minor Subdivision – 2135 Squirrel Hill Road**

MOTION MADE BY MR. DIELSI TO ACCEPT FRETZ – MINOR SUBDIVISION – 2135 SQUIRREL HILL ROAD. MOTION SECONDED BY MR. DEFOREST. ALL IN FAVOR, MOTION CARRIED.

**IV. STAFF REPORTS**

**A. Engineer**

**1. Fair Hills Community Paving Project**

Mr. Woodrow gave an update on the paving project in the Fair Hills Community.

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**B. Planner**

**1. Lenape Park Pavilion**

Mr. Zadlo gave an update on the pavilion project at Lenape Park.

**C. Manager**

NONE

**V. OLD BUSINESS**

NONE

**VI. NEW BUSINESS**

**A. Skippack Township Zoning Ordinance Amendment – Small Cell Wireless Ordinance**

Mr. Zadlo explained to the Commission members the purpose of the ordinance and the history of Small Cell Wireless Facilities regulation in the state. There was a discussion between the Commission members, Township Staff and the public in attendance.

Dave Naples – Hildebeitel Road – Questioned if health studies have been done for small cell wireless facilities. He suggested that the proposed ordinance be posted on the Township’s website.

Karen Lynch – Serenity Street – Questioned the small cell wireless ordinance and the location of them. She suggested the Township look at other municipalities’ ordinances.

Tanya Kateusz – Questioned if the public can see the ordinance before passage and Mr. Heleniak explained the process for adoption and that a copy of the proposed ordinance is available at the Township Building.

MOTION MADE BY MR. DIELSI TO RECOMMEND THE BOARD OF SUPERVISORS PASS THE ZONING ORDINANCE AMENDMENT FOR SMALL CELL WIRELESS FACILITIES. MOTIO SECONDED BY MR. GRECO. ALL IN FAVOR, MOTION CARRIED.

**B. Marino Holdings, LLC – Amended Conditional Use and Preliminary/Final Land Development – 4446 Skippack Pike**

Engineer Jeremy Hoagland from the Crossroads Group gave a brief presentation on the amended plan for the property from the originally approved apartment

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building to townhouses. There was a discussion between the applicant, the Commission members and Township Staff.

MOTION MADE BY MR. RADER TO RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE CONDITIONAL USE AND PRELIMINARY/FINAL LAND DEVELOPMENT BE APPROVED CONDITIONED ON COMPLIANCE WITH STAFF REVIEWS. MOTION SECONDED BY MR. GRECO. ALL IN FAVOR, MOTION CARRIED.

**C. Fretz – Minor Subdivision – 2135 Squirrel Hill Road**

Engineer Rick Mast made a brief presentation on the minor subdivision at 2135 Squirrel Hill Road. He further explained that the proper was sold and the new owners were continuing with the project. There was a discussion between the applicant, Commission members and Township Staff.

MOTION MADE BY MR. DEFOREST TO RECOMMEND THE BOARD OF SUPERVISORS APPROVE THE MINOR SUBDIVISION CONDITIONED UPON COMPLIANCE WITH THE STAFF REVIEW LETTERS AND CONSIDERATION OF A POTENTIAL TRAIL CONNECTION AND/OR A FEE IN LIEU FOR THE TRAIL CONNECTION. MOTION SECONDED BY MR. DIELSI. ALL IN FAVOR, MOTION CARRIED.

**VII. ADJOURNMENT**

The meeting was adjourned at 8:27 P.M.