

**SKIPPACK TOWNSHIP PLANNING COMMISSION
JUNE 20, 2022 MINUTES**

PLANNING COMMISSION

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

TOWNSHIP PROFESSIONAL STAFF

Chris Heleniak, Manager	Absent
Timothy Woodrow, PE, Engineer	Absent
Joseph A. Zadlo, AICP, Planner	Pres
Robert Jordan, Woodrow Assoc.	Pres

7:30PM

I. PUBLIC COMMENT

II. APPROVAL OF THE MINUTES FOR MAY16, 2022

MOTION MADE TO TABLE THE MINUTES UNTIL UPDATES ARE FINALIZED TILL AUGUST MEETING BY MR. DELESSI. MOTION SECONDED BY MR. RADER. ALL IN FAVOR, MOTION CARRIED.

III. PLANS TO ACCEPT

IV. STAFF REPORTS

A. Engineer

NONE

B. Planner

NONE

C. Manager

NONE

V. OLD BUSINESS

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VI. NEW BUSINESS

A. Blue Tree Landscape, 4494 Skippack Pike

The Planning Commission had a great deal of concern with the circulation of the proposed site not only internally but from their current location facilities and how it would impact Traffic on Skippack Pike.

1. Light on parking given the proposed uses.
2. Concern how larger trucks would traverse the site with parked vehicles including larger trucks.
3. Review of an access easement to link the applicants 2 sites to reduce traffic impacts to Skippack Pike.

The applicant has agreed to meet all the concerns raised in the Staff Reviews Letters and will be providing a traffic study addressing the parking needs and increase in traffic flow to Skippack Pike.

We recommended the following:

That a truck turning plan be added to provide a better understanding of movements throughout the site.

That a wetland study be done for the drainage channel adjacent to the site that collects water from Skippack Pike. The applicants engineer made mention that lower portion of the site is wet.

That no waiver be granted for road improvements until Penn Dot has a chance to review and approve the drive locations and volumes from the traffic study.

The applicant was going to take the PC comments and revise a plan to better address the issues raised.

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2118 Cross Road: (Preliminary/Final Recommendation)

1. Lot line configuration making it a bit more conventional.
2. The applicant agreed to provide a note on the plans that no further subdivision will occur on lot 2
3. The applicant has agreed to meet all the concerns raised in the Staff Reviews Letters and will be performing a Wetlands study of the site to be reflected on the final plans.
4. They also agreed to connection to both public water and sewer in lieu using the existing septic system and well.
5. They will seek a minimum use driveway approval from Penn DOT for the new driveway on lot 1 and the approval of continued use on of the existing driveway for Lot 2.

VII. ADJOURNMENT

The meeting was adjourned at 8:50 P.M.