

**SKIPPACK TOWNSHIP PLANNING COMMISSION  
MARCH 21, 2022 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
Chris Lincoln, Traffic Engineer	Present

**7:30PM**

**I. PUBLIC COMMENT**

**A. Lucas Mitsch – Collegeville Road –** Stated he received Mr. Woodrow’s email and he and his wife have drafted a response and will be sending it. He stated he would like to hear from the Planning Commission on a metric of when a project would be abandoned and not considered. Mr. Heleniak stated that that is not the Planning Commission’s role and that the Board of Supervisors make the decisions on when township projects are pursued and for approvals on proposed developments.

**II. APPROVAL OF THE FEBRUARY 21, 2022 MINUTES**

MOTION MADE BY MR. RADER TO APPROVE THE FEBRUARY 21, 2022 MINUTES. MOTION SECONDED BY MR. DIELSI. ALL IN FAVOR, MOTION CARRIED.

**III. PLANS TO ACCEPT**

**A. 505 Bridge Road – Gypsy Rose – Sketch Plan**

MOTION MADE BY MR. DIELSI TO ACCEPT 505 BRIDGE ROAD – GYPSY ROSE – SKETCH PLAN. MOTION SECONDED BY MR. DEFOREST. ALL IN FAVOR, MOTION CARRIED.

**IV. STAFF REPORTS**

**A. Engineer**

**1. 2021 Road Improvement Project/Fair Hills Community Paving Project**

Mr. Woodrow gave an update on the 2021 Road Improvement Project and stated the work should commence April 1<sup>st</sup>.

**2. 2022 Road Improvement Project**

Mr. Woodrow stated that we will be repaving Evansburg Road from Route 73 to Kratz Road and Collegeville Road from Meetinghouse Road to Landis Road.

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**B. Planner**

1. **Lenape Park Update**

Mr. Zadlo gave an update on Lenape Park. He stated that additional concrete work will be completed to and around the pavilion's pad and that the parking lot circle design has been completed and work is in progress.

**C. Manager**

NONE

**V. OLD BUSINESS**

**A. 761 Collegeville Rd., LLC – Conditional Use/Preliminary Subdivision – Mill Run (Perkiomen Valley Airport)**

Nick Feola from Bursich Associates, Eric Frey, Esquire of Dischell, Bartle and Dooley, Sandy Koza from McMahon Associates and Len DelGrippe presented a plan for a 58 lot subdivision on the former Perkiomen Valley Airport Property.

There was a discussion between the applicant, his representatives, the Commission members and Township staff.

1. Mary Bruno - Collegeville Road - Expressed her concern with the open space and the 16.5 acre piece at the corner of Collegeville/Landis and having something to stop snow drifting. Questioned the open space and whether the HOA would stop people from using it. Mr. Woodrow explained that staff's recommendation is that the township take dedication of the 16.5 acre piece so all residents can use it.
2. Dave Naples - Hildebeitel Road - Expressed his issue with: 1. total size of the tract and the amount of open space to meet the 50% threshold, 2. the traffic and sight distances for the intersections of the development, 3. the capacity of the school to handle additional students, 4. increased property taxes 5. impervious coverage and water runoff into waterways.
3. Justin Glennon - Rosewood Circle - Showed the Commission photos of the intersection on Landis Road compared to the traffic study and stated he believed the entrance on Landis should be moved to line up with Mt. Airy Road, if there is an entrance on Landis. Stated he believed there shouldn't be any waivers given to the developer for road frontage improvements. Stated his opinion on the open space on the Rosewood Circle side of the property. Stated he believes 58 homes is too many homes and the number should be reduced.
4. Leslie Conner - Scheer Way - Questioned what the number of homes would be without use of the Cluster Development Option. Questioned the location of the existing storm drains on Collegeville and Landis Roads. Commented on stormwater runoff and the speed of runoff. Commented on proposed waivers

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for drainage. Mr. Woodrow stated there are no waiver requests related to drainage.

5. Tanya Kateusz - Landis Road - Commented on the conservation easement on the Rosewood Circle side of the property and buffers between those lots and neighboring properties. Commented on the properties coming in the Collegetown Road entrances and the absence of buffers behind those properties. Commented on the basins and HOA maintaining them.
6. Kevin Goff - Ashland Drive - Stated he is vastly in favor of this development. Stated he wants to remain in Skippack and is happy there are additional homes going to be built. Stated he hoped the home prices aren't priced too high. Expressed concern with the capacity of the schools as a result of the development. Recommended a rain garden and possibly a community garden for the project.
7. Laura Haselbarth - Clonmel Road - Questioned the use of pervious paving for stormwater management purposes.

**VI. NEW BUSINESS**

**A. 505 Bridge Road – Gypsy Rose – Sketch Plan**

Dan Witczak from Acela Engineers presented a plan for a 20 townhouses on the former Gypsy Rose Hotel property.

There was a discussion between the applicant, Commission members and Township staff.

1. Dave Naples - Hildebeitel Road - Questioned whether traffic remediation has been considered yet, with the traffic on Route 113
2. Laura Haselbarth - Clonmel Rd - Questioned the process for rezoning the property. Mr. Heleniak explained how zoning changes are ultimately done by the BOS.
3. Tanya Kateusz - Landis Road - Expressed her concerns with flooding on the property. Also stated she believed the property should remain commercial and not be changed to residential.
4. Justin Glennon - Rosewood Circle - Stated he agreed with Ms. Kateusz's points. He also stated he agrees with Mr. Woodrow's comment on a unique use, similar to other area developments would be better.
5. Karen Lynch - Questioned who owned the property. Mr. Heleniak stated Dave Markel owns the property.

**VII. ADJOURNMENT**

The meeting was adjourned at 9:14 P.M.