



SKIPPACK TOWNSHIP PLANNING COMMISSION

February 21, 2023 Meeting Minutes

PLANNING COMMISSION

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

TOWNSHIP PROFESSIONAL STAFF

- Alice Eastmure, Manager
- Timothy Woodrow, PE, Engineer
- Joseph A. Zadlo, AICP, Planner

Pledge of Allegiance

7:00 PM

I. PUBLIC COMMENT

Mary Meyers – presented a petition with over 100 signatures on behalf of Traditions of Skippack. After looking at the new plans, she would like to ask to please put an exit in the Airport development across from Mt. Airy Road. They believe it will be the safest exit and don't believe it will become a raceway for the cars going to work going down Mt. Airy to take 113. She feels that the development should have three entrances/exits or at least one at Mt. Airy Rd.

Suzanne Fedor – talked about safety. There are a lot of people that walk or bicycle on Colledgeville Road and that is the only way to get to the bike path. She feels access is needed onto Landis Road, Colledgeville Road and Mill Road and that there should be a four-way stop sign on Landis Road for public safety.

Mary Bruno – questioned the location of the open space in the development. She has lived here since she was a girl and knows that in bad winter weather, wind blows snow across the airport and closes Colledgeville Road. If it is open space, that will happen again.

Paul Papalo – brought up that Mt. Airy Road has street parking because the driveways are small, which could create an issue with cars coming across. An exit on Mt. Airy would go directly into the homes and cars parked there.

Tanya Kateusz – hopes that the developer can clarify the size of the drainage basins, right now the plans look like they are 8 acres. She is really concerned with a 100 year flood and would like to know the size, which she has been asking for numerous times but had no response.

Her second concern is that the crosswalks and exits are dangerous. She is in favor of stop signs because it would slow the speeders on Landis, where it is really bad.

Ms. Kateusz also had questions about the recreational area. She wondered if it was for the HOA or for the township. It was answered that the open space area would be for the township.

There is also a big issue with the exit and cars waiting for school pickup.

- II. NEW BUSINESS – 761 Collegeville Rd LLC / Mill Run Subdivision Airport
Nicholas Feola, P.E., Bursich Associates Inc., presented updated plans for the Mill Run development based on the Conditional Use decision made on August 11, 2022. The result of the 22 conditions is 55 single homes, 30 acres of open space, 16.5 acres of which is to be dedicated to the township. There are two accessways, one on Collegeville Road and one off Mill Road. Planning Commission had recommended to reduce it to one exit, the Board of Supervisors recommended two. The main entrance on Collegeville Rd. had to stay and the entrance on Landis would become an accessway for emergency services. Haydn Marriott, Skippack Fire Chief, reviewed the plans and the Landis Rd. exit will have chains, etc. for emergency services. There will be park amenities in the open space and a 12-space parking lot for the recreational area. They are open to suggestions for the area whether it will have a playground, pavilion, etc. It will not be one of the major township parks like Palmer Park with ballfields, but it is envisioned as an additional park with perhaps a ‘tot lot’ for the community to use.
The basins are in the same locations, there are three watersheds. A fire retention basin is not needed but will allow township to get credit for the M4 program. The stormwater plans are under review. A traffic study has been done based on PennDOT requirements with counts done on Collegeville Road in September 2021, after COVID.

- III. APPROVAL OF THE DECEMBER 19, 2022 MINUTES –
On the agenda for the March 20, 2023 meeting

- IV. PLANS TO ACCEPT – none

- V. STAFF REPORTS

- A. Engineer – Mr. Woodrow responded to and provided clarification to residents’ questions and comments during the presentation from Mr. Feola on the Mill Run Subdivision, pursuant to the conditions approved at the August 2022 meeting. He stated that the applicant met all those obligations they were given.
- B. Planner
- C. Manager

- VI. OLD BUSINESS

- VII. ADJOURNMENT – the meeting was adjourned at 8:39pm.