



SKIPPACK TOWNSHIP PLANNING COMMISSION

March 20, 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

Susan Basile – had questions about the Mill Run/Airport development. Ms. Basile wanted to clarify if it was approved and if there would be a three-way stop sign exiting the development.

Tanya Kateusz – asked if the Airport development would be on for approval at the April meeting. She had questions about the agenda and approval of minutes. Ms. Kateusz also asked for an update on 1132 Bridge Road development and the EDO.

Mill Road Resident – asked if the sewer would be extended for residents on Mill Road once the Airport development was being built.

II. APPROVAL OF THE DECEMBER 19, 2022 AND FEBRUARY 21, 2023 MINUTES

Motion made by Mr. Dielsi to approve the minutes from the December and February meetings. Motion seconded by Mr. Rader. All in favor, motion carried.

III. PLANS TO ACCEPT – None

IV. STAFF REPORTS

- A. Engineer – Mr. Woodrow stated that they will be seeking bids the following week for road improvement projects. These road repairs include Mill Road, Black Road, Anita Road and Annandale Drive, Lockerbie Road and Celtic Lane. Other projects include improving the pedestrian walking trail at the connection from the elementary school to Heckler Road and improving the pedestrian trail crossing at Mill Road and Caredean Drive.

B. Planner – Mr. Zadlo said that the Board of Supervisors acted and removed the EDO at their March 8 meeting. There will be no new projects accepted under the ordinance. Mr. Zadlo suggested that the Board work with Planning to come up with a new ordinance to achieve the original goals of the EDO.

C. Manager – None

V. OLD BUSINESS – Blue Tree Landscaping

Mr. Mike Fiore, attorney for Blue Tree Landscaping, discussed preliminary plans for land development at 4494 Skippack Pike, with revisions made per township review and based on Planning Commission recommendations and comments.

Mr. Zadlo asked about the property in front and if the storage would be part of the land development application, as well as the scope of storage and impact. He recommended removing the easement on the neighbor's property from the plans. Mr. Zadlo also stated that the trees at the rear of the property by the prison would be a beneficial requirement to Mr. Woodrow suggested a fee in lieu of sidewalk where the applicant would reimburse the township for other projects in more appropriate areas, such as Heckler Road.

Mr. Dielsi made a motion to accept the plans with Mr. Zadlo and Mr. Woodrow's recommendations, including the fee in lieu of sidewalks. Mr. Rader seconded the motion. All in favor, motion carried.

VI. ADJOURNMENT – the meeting was adjourned at 7:59pm.