



SKIPPACK TOWNSHIP PLANNING COMMISSION  
MEETING MINUTES

September 16, 2024 – 7:00 PM

PLANNING COMMISSION

- Timothy Landmesser, Chair
- Luke DiElsi, Vice Chair
- Bradley DeForest
- Harry Greco
- Gerald Rader

TOWNSHIP PROFESSIONAL STAFF

- Alice Eastmure – Township Manager
- Tim Woodrow, PE – Township Engineer
- Matt Wanamaker, AICP – Township Planner

7:00 PM – Mr. Landmesser called the meeting to order and led the Pledge of Allegiance.

**I. PUBLIC COMMENT**

No public comments were made.

**II. APPROVAL OF MINUTES**

Motion made by Mr. DiElsi to approve the May 20, 2024, meeting minutes. Motion seconded by Mr. Rader. All in favor, motion carried.

**III. PLANS TO REVIEW FOR POTENTIAL APPROVAL**

Mr. DiElsi made a motion, seconded by Mr. Rader, to accept the plans for 3853 Skippack Pike and 2031 Cressman Road and 4335 Skippack Pike for review. All in favor, motion carried.

**IV. STAFF REPORTS**

A. Manager – no report.

B. Engineer – no report.

C. Planner – no report.

**V. OLD BUSINESS – None.**

**VI. NEW BUSINESS**

- A. 3853 Skippack Pike, LLC – 3853 Skippack Pike – Preliminary/Final Land Development application – Proposed Office – Parking Lot  
The applicant's engineer, Mr. Kevin Fruck, Cornerstone Consulting Engineers & Design Services, Inc. presented plans for parking lot improvements at 3853 Skippack Pike. A letter that was written by Mr. Woodrow was reviewed. Mr. Fruck stated that numbers 2, 3 and 4 in the Subdivision Land Development portion required waivers. Mr. Fruck explained that for number 2., as referenced in Section 169-33. A(7) – Frontage Improvements a waiver would be needed to not install

pavements at this time. For number 3., as referenced in Section 169-34. B – Driveway Width, the applicant would like to keep the driveway at the existing width of ten feet, a permit from PennDOT would be needed to make the driveway 24 feet. Mr. Fruck said if the waiver is not granted the applicant will apply for the permit. Number 4, Section 169-35 talks about pathways and sidewalks and is related to number 2, the main entrance to the building has been positioned to the rear of the building.

Motion made by Mr. DiElsi, seconded by Mr. Rader, to grant the waiver for number 2 and number 4 and to not grant the waiver for number 3, contingent upon Mr. Woodrow's letter. All in favor, motion carried.

B. Lehigh Valley Underground, LLC – 2031 Cressman Road – Conditional Use Application – Proposed Contractor's Storage Yard.

Ms. Julie Von Spreckelsen, Esq., Eastburn and Gray, PC spoke on behalf of the applicant. The applicant owns and operates a utility construction contracting company that contracts with PECO to perform utility construction work throughout the area and the applicant is proposing to use the property as a storage yard. Ms. Spreckelsen stated that the relief that is being requested is a conditional use as a use that is similar to that of a Construction company headquarters. A headquarter office building is proposed for the future, which will be a separate land development application. The current plan is for storage of electrical supplies only. Lighting and landscaping were discussed, including trees and shrubbery along Cressman Road. Ms. Von Spreckelsen confirmed that there would be landscape buffering on the property line as noted in Mr. Woodrow's review. Mr. Wanamaker also noted that the shrubbery should block headlights from neighboring residential properties; however, the applicant replied that there would not be much traffic on site. A planned fence would also block lights. It was also noted that the street view of the fence should be appealing to the residential neighborhood across Cressman Road. Mr. Wanamaker suggested that a landscape plan be provided.

Motion made by Mr. DeForest, seconded by Mr. DiElsi, to recommend approval of the conditional use for Lehigh Valley Underground, LLC, 2031 Cressman Road. All in favor, motion carried.

C. PS Capital Partners, LLC (Lochwood Manor) – 4335 Skippack Pike – Conditional Use and Land Development Application

Ms. Christen Pionzio, Hamburg, Rubin, Maxwell & Lupin, PC, presented plans on behalf of the applicant for an event space at 4335 Skippack Pike. She noted that the property had been used for similar events, however the previous owners did not follow proper permitting procedures. The new owners would like to restore the property, which includes a main barn, smaller barn, and pavilion, and use it for smaller weddings and events. There is an area for outdoor ceremonies, but there would be no outdoor music allowed, to be considerate to the residential neighborhood behind it. Although there is a good buffer of trees between the

property and neighboring houses, they still are requiring music to be within in the barn only. The applicant proposes an added parking area with lighting. Previously attendees had parked in the church lot on Cressman Road and walked along a path, but the applicant would like to add 62 new parking spaces to negate that need. There are 27 existing parking spaces on site. Ms. Pionzio also noted that traffic studies had been done and the driveway was permitted. Wedding rentals would be from 11am-11pm. The applicant plans to utilize the trees and vegetation existing on the property as buffers for sound from events. Mr. Landmesser asked about the outdoor ceremony area and suggested that some soft music be permitted, such as strings or piano. Street trees are also existing along the frontage of Skippack Pike; they would also like to keep the street view of the property that exists currently. Given the trees and bridges existing on the property, sidewalks would pose an expensive and difficult challenge. The barn has the capacity to hold the events completely indoors, in the case of inclement weather, and the applicant is preparing to upgrade the heat for the barn to make it comfortable. He noted that winter is not peak wedding season. Mr. Landmesser suggested that concrete monuments be to the applicant's benefit. He thought the improvements and buffers of trees looked good, but suggested a sidewalk of some sort, whether or not it is concrete straight across, would be helpful given the neighboring properties along Skippack Pike. A meandering path was suggested, but Ms. Pionzio noted that the issue is that the property is wetlands so it would be a challenge and an unsustainable expense. She presented the idea of a grant to create pedestrian improvements and an easement agreement with the Township as a means to create the sidewalk. Mr. Landmesser noted it would be important in the long-term goal to connect Skippack through trails and sidewalks and to have walkability downtown to have sidewalks in the area. Ms. Pionzio suggested the conditions include a fee in lieu of sidewalks, so that the funds could be used for pedestrian improvements in a more worthwhile area, such as the nearby intersection of Route 73 and Route 113.

Motion made by Mr. DeForest, seconded by Mr. Greco, to grant conditional use approval on waivers and with a fee in lieu of sidewalks, to PS Capital Partners, Lochwood Manor, 4335 Skippack Pike. All in favor, motion carried.

Motion made by Mr. Rader, seconded by Mr. DeForest, to recommend the approval of land development plans based on the waivers in Mr. Woodrow's review letter. All in favor, motion carried.

**VII. ADJOURNMENT** – The meeting was adjourned at 8:20pm.