



SKIPPACK TOWNSHIP PLANNING COMMISSION
MEETING MINUTES

February 18, 2025 – 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

I. CALL TO ORDER – Mr. Landmesser, Chairman, called the meeting to order at 7:00pm and led the Pledge of Allegiance and Roll Call. Jamie Magaziner, AICP from Pennoni, attended the meeting as Planner.

II. PUBLIC COMMENT – none.

III. APPROVAL OF MINUTES – Mr. Greco made a motion, seconded by Mr. Rader, to approve the minutes from the meeting on January 20, 2025. All in favor, motion carried.

IV. PLANS FOR REVIEW

A. HTC Associates, LLC – Conditional Use application for Biltmore Estates, Lot 140, Ashland Drive, Harleysville – ITND District

Ms. Logan Scott, on behalf of HTC Associates, presented a proposal to improve the undeveloped 2.25-acre parcel known as Lot 140 in Biltmore Estates with the construction of two (2) three-story buildings with 48 condominium units. The property had previously been granted Preliminary/Final Land Development Approval for the construction of two (2) office buildings (11,045 square-foot and 12,963 square-foot each) in 2020. However, Ms. Scott noted, the change in economic conditions most likely rendered plans for office space financially unfeasible. The Conditional Use application submitted by HTC Associates seeks to use the same footprint of the two office buildings for 48 residential condo units that will integrate with the existing residential character of Biltmore Estates and meet current housing demands from Montgomery County and the real estate market. The plan will utilize the existing infrastructure, including stormwater basins and sewer laterals.

Mr. Woodrow noted that traffic would need to be addressed in the applicant's Conditional Use hearing. He also reminded the Planning Commission that the application before them is for the property to have residential use and for the Board to propose any conditions for its use; should it be approved by the Board of Supervisors, there will be a subsequent Land Development application and plans for review.

Mr. DiElsi asked if townhouses had been considered instead of condo units. Ms. Scott replied that the infrastructure was already in place for the two buildings that were previously approved, so townhomes were not feasible. Mr. DeForest asked how many condos currently exist in Biltmore; Mr. Woodrow replied about 97. Mr. Landmesser

expressed concerns about the density that would occur in constructing condo units instead of townhomes in the same footprint.

Mr. DiElsi made a motion, seconded by Mr. DeForest, to approve the residential use of the property located at Biltmore Estates Lot 140, with a recommendation to the Board of Supervisors that they consider a less population-dense plan. Mr. Landmesser and Mr. Rader voted yes; Mr. Greco voted against. Motion carried.

- B. Cornerstone Church – 1326 Stump Hall Road at Skippack Pike – construction of a 10,800 square-foot addition to the north side of the existing building
- Justin Strahorn, a member representing Cornerstone Church, presented land development plans for an addition to the existing 24,000 square-foot church. The plans for the existing church were subject to a full land development application in the mid-1990's and included roughly 16,000 sf of potential future additions. Parking and stormwater management were built with the entire church, including expansions. The congregation for the church is now growing, and the time has come that the proposed expansion is necessary to accommodate additional people, classrooms, restrooms. Mr. Strahorn noted that they were in receipt of Mr. Woodrow's review letter and are prepared to comply with his comments. He also stated that they had agreed to make improvements to the existing stormwater management system to bring it up to date with current standards. Those improvements include retrofitting the existing turf basin on site to have bio filtration and water quality improvement components. Mr. Strahorn also noted that the church was seeking a waiver of street frontage improvements, to which Mr. Woodrow agreed, given the minor nature of the addition and condition of the existing road frontages.

Motion made by Mr. DiElsi, seconded by Mr. DeForest, to approve the plans for the proposed addition to Cornerstone Church and grant the waiver of frontage improvements. All in favor, motion carried.

V. STAFF REPORTS

- A. Engineer – Mr. Woodrow provided an update on the Toll Brothers Charterfield Landing development. He noted that most of the infrastructure is complete and there are three houses currently under construction. As a follow up to the Planning Commission's plan review of the proposed two-lot subdivision at 4050 Mill Road, Mr. Woodrow shared that the Board of Supervisors approved the waiver of improvements with the condition of connecting the sidewalk from Hildebeitel Road and Mill Road. Mr. Woodrow also shared that the Board of Supervisors had authorized him to advertise bid for the pedestrian crosswalk improvements at Mill Road and Caredean Drive, Collegeville Road and Creamery Road and Collegeville and Kratz Road, and Creamery Road and Chelsea Way to improve trail connections.
- B. Planner – Ms. Magaziner shared an update on the Comprehensive Plan.
- C. Manager – none.

VI. ADJOURNMENT – Motion made by Mr. DiElsi, seconded by Mr. Greco, to adjourn the meeting at 7:40pm. All in favor, motion carried.