



SKIPPACK TOWNSHIP BOARD OF SUPERVISORS
MEETING MINUTES
Conditional Use Hearing
March 19, 2025 – 7:00 PM

BOARD OF SUPERVISORS

- Paul Fox, Chairman
- Nicholas Fountain, Vice Chair
- Marian Ellis
- Karen Lynch
- Barbara McGinnis

TOWNSHIP STAFF

- Alice Eastmure, Manager
- Tracy Nonamaker, Treasurer
- Joseph Kuhls, Esq
- Tim Woodrow, PE
- Matt Wanamaker, AICP, PP

- I. CALL TO ORDER** – Chairman Paul Fox the meeting to order at 7:00pm and led the Pledge of Allegiance, followed by roll call. There was no executive session held prior to the meeting.
- II. CONDITIONAL USE HEARING**
- A. A Conditional Use Hearing was conducted pursuant to the Municipalities Planning Code (MPC) on the application of Deep Creek Learning Center and Precision Jiu Jitsu Spring Mount for the property located at 2047 Bridge Road. The applicants requested a Conditional Use order pursuant to Skippack Township Zoning Ordinance §200-27.C (2)(j) to allow a private religious school within the GC-General Commercial District, upon real property commonly referred to as 2047 Bridge Road, more specifically designated as Montgomery County Parcel 51-00-00475-00-5.
- B. A Conditional Use Hearing was also conducted pursuant to the MPC on the application of HTC Associates, LLC for the property located on Ashland Drive in the Biltmore Estates neighborhood, referred to as Biltmore Lot 140. The applicant requested a Conditional Use pursuant to Skippack Township Zoning Ordinance (the “Ordinance”) §200-21.C (2) to allow two, 3-story buildings with a maximum of 48 dwelling units, within the ITND-Integrated Traditional Neighborhood Development District at real property referred to as Biltmore Estates Lot 140, more specifically designated as Montgomery County Parcel 51-00-02908-37-2.
- III. PUBLIC COMMENT** – none.
- IV. OLD BUSINESS** – none.
- V. NEW BUSINESS**
- A. Ms. Eastmure gave an update on the FEMA/PEMA Hazard Mitigation project and the buyout of homes damaged by floods in Hurricane Ida. She shared that PEMA had completed their Environmental and Historic review and were anticipating the project to be awarded in the near future. The Township would be working with a consultant to coordinate with the property owners and finalize details of demolition and purchase. Motion made by Mr. Fountain, seconded by Ms. McGinnis, to approve an agreement with Susan M. Mazzitelli and SMM Consulting to provide services to Skippack

Township to oversee the Project Management of the PEMA Hazard Mitigation Project.
All in favor, motion carried.

- B. Ms. Eastmure also noted that PEMA had made the Township aware that they could begin to prepare bid documents for demolition of structures on the properties. Ms. Lynch asked if there were any environmental concerns. Mr. Woodrow shared that they would be identified and remediated as needed.

Motion made by Ms. Lynch, seconded by Ms. Ellis, to authorize Woodrow and Associates to advertise for bids for demolition of properties enrolled in the PEMA Hazard Mitigation Program. All in favor, motion carried.

VI. COMMENTS FROM THE BOARD – none.

VII. ADJOURNMENT – Mr. Kuhls announced that executive session would be held after adjournment. Chariman Fox adjourned the meeting at 8:30pm.