



## SKIPPACK TOWNSHIP PLANNING COMMISSION

### Meeting Minutes

December 15, 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
- Justin Stottlar – Asst Township Manager
- Tim Woodrow, PE – Engineer
- Jamie Magaziner – Planner

**I. Meeting was called to order by Planning Commission Chair, Tim Landmesser at 7 PM and led the Pledge of Allegiance and Roll Call.**

**II. PUBLIC COMMENT - None**

**III. APPROVAL OF MINUTES**

- A. Motion made by Gerald Rader seconded by Harry Greco to approve the September 15, 2025, meeting minutes. All were in favor. Motion carried.

**IV. PLANS FOR REVIEW**

- A. HTC Associates, LLC – Lot 140, Biltmore -Multi Family Condos (48 units) - Motion was made by Harry Greco seconded by Gerald Rader for final approval of land development for Lot 140, Biltmore for 48 units for multifamily condos. All were in favor. Motion carried.
- B. Skippack Meats Farm, LLC – Conditional Use for 4533 Skippack Pike, Skippack – Motion was made by Luke DiElsi, seconded by Bradley DeForest to approve the Conditional Use for 4533 Skippack Pike, Skippack Meats, LLC. All were in favor. Motion carried.
- C. 4080 Creamery Road – Cancelled presentation.

- D. Vape Ordinance – Tim Woodrow presented to the Planning Commission that the Board of Supervisors seeks to implement an ordinance to control the amount of Vape Shops allowed in the commercial district as well as how close they can be to institutions like schools and churches.

Motion was made by Luke DiElsi seconded by Gerald Rader to approve the potential enactment of an ordinance by the Board of Supervisors to regulate placement and operation of tobacco, smoke and vape shops.

## **V. STAFF REPORTS**

### A. Engineer

1. Advised the Planning Commission that the Board of Supervisors have successfully negotiated the purchase of the old gas station at the intersection of Rt.73 and Rt. 113. Improvements to the intersection are planned as well as some beautification to that area is planned.
2. The Bocce Court Improvement Project is moving forward with some demo planned for early in 2026 and enhancements to the courts utilizing turf in early spring 2026.

### B. Planner

1. Reported that the Board of Supervisors adopted the 2035 Comprehensive Plan.

### C. Manager

1. Announced that the Re-Org Meeting will be on January 5, 2026.
2. Alice Eastmure wished everyone a happy holiday season and looking forward to a prosperous New Year.

## **VI. ADJOURNMENT was at 7.56 PM.**