



## SKIPPACK TOWNSHIP PLANNING COMMISSION

### Meeting Minutes

January 19, 2026 – 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. He led the Pledge of Allegiance and Roll Call.**

**II. PUBLIC COMMENT - None**

**III. APPROVAL OF MINUTES**

- A. Motion made by Gerald Rader seconded by Bradley DeForest to approve December 15, 2025, meeting minutes. All were in favor. Motion carried.

**IV. PLANS FOR REVIEW**

- A. **4080 Creamery Road, Collegeville** – Bob Britton, owner and resident at 4080 Creamery Road presented plan for subdivision of 3.5-acre lot. There is currently a single-family dwelling that is resided within and the plan is to build another single-family detached dwellings on the subdivided lot for family. Discussion was held on the need for any sidewalks or fee in lieu of sidewalks. It was decided to present to the Board of Supervisors at their next meeting for their input.
- B. **4388 Skippack Pike** – R&R Martino Properties LLC – retain single family dwelling and construct 6400 Sq Ft commercial building with dedicated parking facilities. Recommendation on Conditional Use to allow second principal use of the subject property for motor vehicle service and repair on the 1.9-acre property. Motion was made by Gerald Rader, second by Bradley DeForest to approve the Conditional Use for 4388 Skippack Pike. All were in favor, motion carried. Property will move forward to a Conditional Use Hearing before the Skippack Township Board of Supervisors on February 11, 2026.

- C. Topsoil Ordinance – An ordinance to amend the Code of the Township, Chapter 169, Subdivision and Land Development to regulate removal and replacement of topsoil. This amendment strengthens the current ordinance in place. The ordinance makes sure sufficient topsoil is in place to protect homeowners. Motion was made by Bradley DeForest, second by Gerald Rader to recommend the Board of Supervisors to approve the Topsoil Ordinance as presented to the Planning Commission. All were in favor, motion carried.

## V. STAFF REPORTS

### A. Engineer

1. Updated the Planning Commission that the 2026 Roadway Improvements process is underway and bid specs have been advertised.
2. Updated on ADA Ramps for Skippack Township. Ramps will be at Mill Rd & Caredean and Collegeville Rd., Kratz Rd & Creamery Rd. Advertisement for bids will be going out soon.
3. Charterfield Landing project is going well. Following up with Developer on the proposed Tot Lot.

### B. Planner – No Report.

### C. Manager

1. Palmer Park Playground project underway. Weather permitting hope to have it fully installed and open by Memorial Day.
2. Received grant for \$103,000.00 for trail improvements for trail space between Kratz Rd and Collegeville Rd.
3. Future sewer improvement projects coming up.

## VI. ADJOURNMENT – A motion was made by Bradley DeForest, seconded by Gerald Rader for adjournment. All were in favor. Meeting was adjourned at 7:45 PM.