



SKIPPACK TOWNSHIP PLANNING COMMISSION

Meeting Minutes

April 20, 2026

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

Tanya Kateusz stated that she may have a comment or questions after presentations are made.

III. APPROVAL OF MINUTES

- A. Motion made by Bradley DeForest seconded by Harry Greco to approve January 19, 2026, meeting minutes. All were in favor. Motion carried.

IV. PLANS FOR REVIEW

- A. **505 Bridge Road** – Land Development – Fox Lane Homes – Former Gypsy Rose Hotel location – Plan has not changed that much since being presented by WB Homes. They had planned for fifteen (15) units, we are planning for fourteen (14) units/townhouses. It is a 2-acre property. It has been submitted for preliminary plan approval. We have received a letter from Tim Woodrow and Montgomery County Planning Commission. There were no major issues. They continue to work with PennDOT on entrance and traffic concerns. They are working through solutions and are confident that all issues will be able to be addressed and resolved. The concern of emergency vehicles being able to easily move in the development has been addressed and they are awaiting to hear back from emergency services.

At the end of the presentation with interaction with the Planning Commission, resident, Tanya Kateusz inquired how many bedrooms and parking spaces each

townhouse had. She is concerned about parking if there are many parties or events at same time in the development. She also expressed concerns of flooding in that area and had some questions regarding it.

A motion was made by Luke DiElsi, seconded by Tim Landmesser, to approve conditions of this land development plan based on the compliance of all terms set forth by the Township Engineer and the Township Solicitor. All were in favor, motion carried.

- B. 2031 Cressman Road- Conditional Use Application-Pondview Capital, LLC – 10.3 acres in a Limited Industrial area. They were before the Planning Commission in September of 2024 for conditional use permit to be used for a utility construction company. They noted in 2024 that they would be coming back to further develop the remainder of the sight at that time. Now they are requesting a subdivision of this property into two lots. Lot 1 would remain as is and as previously approved. Lot 2 is planned to be the utility construction headquarters which will house a 6,000 sq foot building - 2,000 sq ft for offices and 4,000 sq feet for a garage and a parking pad to park 18 utility trucks and then parking spaces for employees. This company assists PECO with projects. They are scheduled for a Conditional Use Hearing before the Board of Supervisors on May 13, 2026. The Township Engineer noted the traffic demands for the intersection of Cressman Rd and Skippack Pike. This is not a problem for the applicant, but it is something that the township is going to have to watch as we go forward.

A motion was made by Tim Landmesser, seconded by Gerald Baker, to accept the application as set before them with a note for landscaping to be consistent with what was done on Lot 1, as well as pending Conditional Use from the Board of Supervisors. All were in favor, motion carried.

V. STAFF REPORTS

- A. Engineer – No Report.
- B. Planner – No Report.
- C. Manager – No Report

VI. ADJOURNMENT – A motion was made by Bradley DeForest, seconded by Luke DiElsi for adjournment. All were in favor. Meeting was adjourned at 8:03 PM.