

3. Mikelen, LLC – (SK 2021-A) – Mike Clement, Applicant, provided an overview of a proposed eight-lot subdivision at Artmar Road. Mr. Clement commented on the provision of public water and public sewer, lot configuration, and stormwater management.

Mr. Clement commented on a variance required to allow a reduced setback to an existing dwelling at the intersection of Artmar Road and the proposed road.

Mr. Holsonback commented on the existing single access to Valley Forge Road, and a public safety concern regarding emergency vehicle access to the subdivision in the event the single access point is blocked.

There was general discussing among the Applicant, Planning Commission and a neighboring property owner regarding possible improvements to the existing cul-de-sac at Windy Hill Drive, and the installation of an emergency accessway to connects this cul-de-sac to the proposed road. The Applicant agreed to continue discussions with the neighboring property owner, and to return to the Planning Commission with revised plans at a future date.

4. Meadowood Senior Living (LD 2021-01) – John Kolb, Engineer for the Applicant, provided an overview of a Final Plan to construct of a memory care facility at the Meadowood community, Skippack Pike.

Mr. Kolb noted the Applicant was agreeable to conducting a traffic study, at date to be selected by the Township, and following the lifting of COVID-19 restrictions, so to (1) assess the need for a second full accessway to the community, (2) determine if a warrant exists for the installation of a traffic signal at the community’s entrance at Skippack Pike, and (3) calculate the final amount of traffic impact fee payable to the Township.

Mr. Andorn commented on sanitary sewer lateral status at the property.

Mr. Andorn motioned to recommend Final Plan approval of Meadowood Senior Living, LP, LD 2021-01, conditioned on compliance with the standing review letters. Mr. Holsonback seconded the motion. There was no public comment. By unanimous vote the motion was approved.

5. Ordinance 2021-84 – Tommy Ryan, Township Manager, provided an overview of a proposed “clean-up” ordinance that amends various sections of Township Code, including minimum setbacks for accessory structures, truss and property identification requirements, and supplemental standards for sanitary sewer discharges.

Mr. Andorn motioned to recommend adoption of proposed Ordinance 2021-284. Mr. Holsonback seconded the motion. There was no public comment. By unanimous vote the motion was approved.

PUBLIC COMMENT

- There was no public comment.

ADJOURNMENT

There being no further business before the Planning Commission, Mr. Koch adjourned the meeting at 8:35 PM.

Respectfully Submitted:

Tommy Ryan
Township Manager