

LIMERICK TOWNSHIP

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PLANNING COMMISSION
MAY 26, 2016, 7:00 P.M. – LIMERICK TOWNSHIP MUNICIPAL BUILDING

AGENDA

CALL TO ORDER

This meeting is being recorded.

PLEDGE OF ALLEGIANCE

CONSIDERATION OF MINUTES: 4/28/2016

SUBDIVISION AND LAND DEVELOPMENT

Name/File No.: SBA Towers (#16-05)
Location: 120 Longview Road
Review Phase: Preliminary/Final Plan

Name/File No.: Buckman Enterprises (#16-02)
Location: 105 Airport Road
Review Phase: Preliminary/Final Plan

OLD BUSINESS

NEW BUSINESS

Ordinance - Amendment to Mobile Home Park District – Chapter 184
Ordinance – Zoning Map Amendment

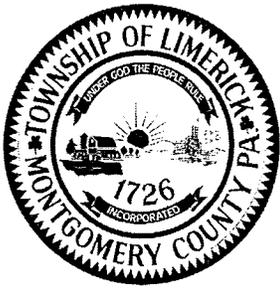
ZONING HEARING BOARD ADVISORIES

PLANNING COMMISSION COMMENTS

PUBLIC COMMENTS

ADJOURNMENT

EVERY EFFORT IS MADE TO FOLLOW THIS AGENDA;
HOWEVER, IT IS SUBJECT TO CHANGE WITHOUT NOTICE



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A meeting of the Limerick Township Planning Commission was called to order by Michael McCloskey on Thursday, May 26, 2016 at 7:00 P.M. in the Public Meeting Room of the Limerick Township Municipal Building and opened with the Pledge of Allegiance to the Flag. This meeting was advertised in The Mercury on January 6, 2016.

Members Present: Michael McCloskey, Sam Barilla, Marta Pecharo, Ryan Wall, Greg Richardson, and Kenneth McLaughlin. Keith Daywalt was absent.

Others Present: Joseph J. McGrory, Esq., Township Solicitor, Khaled R. Hassan, P.E., Township Engineer, Kara Shuler, Board of Supervisors Liaison, and Greta Martin Washington, Director of Community Planning.

Consideration of Minutes: Motion was made by Mr. Barilla and seconded by Mr. Richardson to approve the minutes of 4/28/2016 as written. Motion passed 6-0.

Subdivision and Land Development:

SBA Towers (#16-05): Mark Altrogge, Crossroads Group, was in attendance to present the Preliminary/Final plan proposing to construct a 160 ft. monopole with four (4) ft. high lightening rod along with four (4) future equipment structures within a 100' x 100' compound leased from the Linfield National Golf Course. Zoning relief was received November 18, 2015 from the Zoning Hearing Board to permit the proposed wireless telecommunication facility and associated 8 foot tall fence topped with barbed wire. The professional review letters were discussed. Mr. Hassan stated the Home Owner's Association is on board with the project. Solicitor McGrory stated a covenant with the HOA is in the process of being drafted. Ms. Martin Washington stated the applicant is seeking a Waiver of the Land Development process.

Motion was made by Mr. Barilla, seconded by Mr. McLaughlin, and carried unanimously to recommend preliminary/final approval for SBA Towers contingent upon compliance with the professional review letters.

Buckman Enterprises (#16-02): Kim Kryder, Bursich Associates, and Brad Buckman, Buckman Enterprises, were in attendance to present the plan proposing to construct a 55,695 square foot warehouse on their 14.9 acre property with associated loading dock and emergency access drive. Zoning relief was received on November 18, 2015 from the Zoning Hearing Board to permit the disturbance of 3.2 acres of woodland. The professional review letters were discussed along with the proposed waivers and deferrals. It was requested signage that be installed at the emergency access. Mr. Kryder stated the revised Fire Marshall review will be complied with once it is received.

Motion was made by Mr. Richardson, seconded by Mr. McCloskey, and carried unanimously to recommend preliminary/final approval for Buckman Enterprises contingent upon the professional review letters and there is proper signage at the emergency access road exiting the site.

Old Business: None.

New Business:

Ordinance – Amendment to Mobile Home Park District – Chapter 184 – Solicitor McGrory presented the request to rezone a portion of the Sankey Farm located at 47 Swamp Pike to Mobile Home Park with the first 275 feet of the property along Ridge Pike remaining Main Street District. The ordinance proposes the following uses: single family detached, single family attached (townhouses), senior independent living units, senior assisted living, memory care facilities, and medical office. Discussion ensued regarding the traffic patterns on Swamp Pike to Ridge Pike and Lewis Road, possible number of occupants in the facility, and the impact of the project to the community. Solicitor McGrory stated the project is scheduled for a Conditional Use Hearing in front of the Board of Supervisors on June 7, 2016. No action was taken.

Ordinance – Zoning Map Amendment – No action taken.

Zoning Hearing Board Advisories: None.

Planning Commission Comments: Ms. Martin Washington reviewed possible upcoming projects for the next Planning Commission meeting. Ms. Pecharo questioned Ms. Martin Washington if a prior project for a cell tower was ever granted a Waiver of Land Development. Ms. Martin Washington stated a Waiver of Land Development was granted in 2008 for the cell tower on Ridge Pike at Bus Land.

Public Comments: None.

Adjournment: Under mutual consent, with no further business, the Planning Commission adjourned at 7:55 P.M.

Respectfully submitted,



Greta Martin Washington
Director of Community Planning