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A meeting of the Limerick Township Planning Commission was called to order by Michael McCloskey on Thursday, July 28, 2016 at 7:06 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, Marta Pecharo, Ryan Wall, Greg Richardson, and Keith Daywalt. Sam Barilla and Ken McLaughlin were absent.

Others Present: Theodore Dmytryk, 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 Ms. Pecharo and seconded by Mr. Daywalt to approve the minutes of 6/23/2016 as written. Motion passed 5-0.

Subdivision and Land Development:

Sanatoga Springs (#12-04B): Attorney Ed Campbell, along with Timothy Stout, P.E., Langan Engineering, were in attendance to present the final plan for Sanatoga Springs Lot 2 Phase 2 and 3 which proposes to construct the balance of the stores at the retail complex currently consisting of Costco and Chick-Fil-A. The project includes construction of 42,000 SF to support retail, salon, and restaurants in three buildings with associated parking and utilities on the interior of the site. The project is located in the LLI Interchange Overlay Zoning District and will be serviced by public sewer and water. Mr. Campbell reviewed the requested waivers along with stating they will comply with the comments contained in the professional review letters. Future proposed phases of the site were discussed. The lighting standards on the site were discussed with respect to the lighting standards at Costco along with the number of parking spaces proposed on the site. The pedestrian access plan between the proposed site and Costco was reviewed.

Motion was made by Mr. Daywalt, seconded by Mr. McCloskey, and carried unanimously to recommend final plan approval for Lot 2 Phase 2 and 3 for Sanatoga Springs contingent upon compliance with the professional review letters.

Grass Sports (#12-02A): Nick Feola, P.E., Bursich Engineering, was in attendance to present the amended preliminary plan and final plan Phase 1 which is proposing to phase their soccer/sports project previously approved on September 18, 2012. Under the current submission, the preliminary plan is amended to split the plan into two phases. Phase 1, consists of construction of a synthetic turf soccer field, a grass soccer field, two parking lot areas totaling 123 parking spaces, along with various improvements such as the realignment of Peter's Lane, lighting,

landscaping, and stormwater facilities. Phase 2 consists of construction of a 57,600 sf building for indoor soccer fields, and a synthetic turf field along with various site improvements such as paving, curb, walkways, lighting, landscaping, parking, and stormwater facilities. The applicant is proposing to service the building with public sewer and water. The professional review letters were discussed with Mr. Feola stating they will comply with all comments. Discussion ensued on extending the proposed pedestrian walkway to Airport Road. A lengthy discussion ensued regarding parking at the site.

Motion was made by Mr. Richardson and seconded by Mr. Daywalt to recommend Amended Preliminary and Final Phase 1 plan approval for Grass Sports contingent upon compliance with the professional review letters. Motion passed.

Old Business: None.

New Business:

Ordinance – Amending Chapter 124 Peddling & Soliciting Update – Ms. Martin Washington reviewed the amended Peddling & Soliciting Ordinance.

Ordinance – Amending Chapter 184 Temporary Uses & Sign Update – Ms. Martin Washington reviewed the Temporary Uses & Sign Ordinance. Motion was made by Mr. McCloskey, seconded by Mr. Richardson and carried unanimously to recommend the ordinances be approved.

Zoning Hearing Board Advisories:

ZHB #16-08 – El Tio Restaurant – 451 W. Ridge Pike STE 301 – Solicitor McGrory stated the application is being withdrawn by the applicant.

Planning Commission Comments: Mr. Richardson stated his concerns in regards to Welsh Subaru continuing to unload their cars on Ridge Pike. They are blocking the site distance and would like to see “No Stopping or Standing” signs installed along the road so the police have something to enforce. Mr. Daywalt mentioned that the radio was turned down at the Smoke House Restaurant and it was noted that it is going to turn into a malt shop with live music.

Public Comments: None.

Adjournment: Under mutual consent, with no further business, the Planning Commission adjourned at 8:15 P.M.

Respectfully submitted,



Greta Martin Washington
Director of Community Planning