



LIMERICK TOWNSHIP

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A meeting of the Limerick Township Planning Commission was called to order by Mike McCloskey on Thursday, February 22, 2018 at 7:00 P.M. in the Public Meeting Room of the Limerick Township Municipal Building's temporary facility at 155 S. Limerick Road STE 100, Limerick, PA 19468, and opened with the Pledge of Allegiance to the Flag. This meeting was advertised in The Mercury on January 6, 2018.

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

Others Present: Khaled Hassan, P.E., Township Engineer; Greta Martin Washington, Director of Community Planning; Joseph McGrory, Township Solicitor (arrived at 7:10 PM).

Mr. McCloskey turned the meeting over to Mr. Hassan for the reorganization of the Planning Commission members.

Appointment of Officers: **Motion was made** by Mr. Daywalt, seconded by Mr. Richardson, and carried unanimously, to appoint Mr. Hassan as Temporary Chairman.

Nominations for Chairman: Mr. Hassan opened the floor for nominations for the position of Chairman. **Motion was made** by Mr. Daywalt, seconded by Mr. Richardson, and carried unanimously to appoint Michael McCloskey for Chairman. The meeting was turned over to Mr. McCloskey.

Nominations for Vice-Chairman: Mr. McCloskey opened the floor for nominations for the position of Vice-Chairman. **Motion was made** by Mr. Daywalt, seconded by Mr. Richardson, and carried unanimously to appoint Marta Pecharo for Vice-Chairman.

Nominations for Secretary: Mr. McCloskey opened the floor for nominations for the position of Secretary. **Motion was made** by Mr. McLaughlin, seconded by Ms. Pecharo, and carried unanimously to appoint Ryan Wall for Secretary.

Mr. McCloskey led the Oath of Office for the newly reappointed Planning Commission member, Marta Pecharo (Ms. Pecharo was reappointed by the BOS on 1/2/2018 and her term expires 12/31/2021).

Consideration of Minutes: 12/28/2017

Motion was made by Mr. McLaughlin and seconded by Mr. Richardson to approve the 12/28/2017 minutes as written. Motion passed 4-0-1 with Mr. Daywalt abstaining.

Subdivision and Land Development:

RC: Weaver Properties (#17-11): The project engineer, Mr. Thomas Ludgate summarized the project and discussed the requested waivers. Discussion ensued regarding sidewalk, trail connection, buffering, street trees, Royersford Road improvements, slope of the development road, and the development entrance.

Motion was made by Mr. McLaughlin, seconded by Mr. Daywalt, and carried unanimously to recommend preliminary plan approval for RC: Weaver Properties, contingent upon the request for a partial waiver revision for buffering and a deferral of a portion of the sidewalk adjacent to open space along Linfield Trappe Road and Royersford Road subject to review by the Township Engineer's Office, and compliance with all professional review letters.

Margaret E. & Albert A. Cavallo (#17-12): The project engineer, Mr. Brad Grauel summarized the project as well as the history of the property. Discussion ensued regarding the subdivision and required zoning relief they need for the project.

Motion was made by Mr. Richardson, seconded by Mr. Daywalt, and carried unanimously to recommend preliminary/final plan approval for Margaret E. & Albert A. Cavallo SD, contingent upon the applicant satisfying the zoning requirements and receiving zoning relief, and compliance with all professional review letters.

ZHB #17-13, RB Custom Homes, LLC – 132 Steinmetz Road: The Planning Commission discussed the ZHB application and unanimously recommended for the Township to stay neutral for this ZHB application.

New Business:

Ordinance – Rezone #17-01, 614 W. Ridge Pike & 1109 Four Maples Ct: The applicant's Planner, Mr. John Kennedy, summarized the rezoning application and proposed plan for the property.

Motion was made by Mr. Daywalt, seconded by Ms. Pecharo, and carried unanimously to recommend approval of the rezoning application #17-01.

Ordinance – Rezone #17-02, Railroad and Main Streets, Linfield: Mr. McCloskey recused himself from the discussion of this rezoning application. Ms. Martin Washington summarized the rezoning application.

Motion was made by Mr. Daywalt, seconded by Mr. Richardson, to recommend approval of the rezoning application #17-02. Motion passed 4-0-1, with Mr. McCloskey abstaining.

Ordinance – Rezone #17-03, Zoning Map Corrections: Ms. Martin Washington summarized the proposed updates to the Zoning Map.

Motion was made by Mr. Daywalt, seconded by Mr. Richardson, and carried unanimously to recommend approval of the rezoning application #17-03.

87 Sankey Road – Planning Module – Planning Agency Review: Ms. Martin Washington summarized the 87 Sankey Road subdivision project, which previously received final plan approval and is in position to authorize Chairman to execute the planning module's Component 1.

Motion was made by Mr. Daywalt, seconded by Mr. McCloskey, and carried unanimously to recommend the Chairman to sign the planning module's Component 1.

Zoning Hearing Board Advisories:

ZHB #18-01, Paws Care, LLC d/b/a Dogtopia – 33 W. Ridge Pike: Ms. Martin Washington briefly summarized the ZHB application. Discussion ensued regarding noise from the proposed kennel. The Planning Commission unanimously recommended for the Township to stay neutral for this ZHB application.

Planning Commission Comments: None.

Public Comments: Mr. Richardson advertised an upcoming electronics collection event occurring in Pottstown over the upcoming weekend, from 9AM – 1PM.

Next PC Meeting Date: March 22, 2018 at 7:00 P.M.

Adjournment: **Motion was made** by Mr. Richardson, and carried unanimously under mutual consent, with no further business, to adjourn the Planning Commission meeting at 8:25 P.M.

Respectfully submitted,



Greta Martin Washington
Director of Community Planning