



LIMERICK TOWNSHIP

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A meeting of the Limerick Township Planning Commission was called to order by Ken McLaughlin on Thursday, July 27, 2017 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 8, 2017.

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

Others Present: Joseph McGrory, Township Solicitor; Khaled Hassan, P.E., Township Engineer; Kara Shuler, BOS Chairperson; Tim Haas, Administrative Assistant.

Consideration of Minutes: Motion was made by Mr. Daywalt and seconded by Mr. McLaughlin to table the approval of the 6/22/2017 minutes as written due to a lack of members present from last meeting to vote on them. Motion passed unanimously.

Subdivision and Land Development:

Body Armor Megastore (#17-03): The applicant's engineer, Mr. Robert L. Showalter was present to summarize the project and certain waivers being requested. Discussions ensued regarding the layout of the site and number of employees to be hired. There will be no retail operation from the site. Discussions ensued regarding outdoor signage around the refuse containers and general circulation around the site. Mr. Hassan stressed the importance of finalizing the layout prior to Board approval. Discussion concluded with discussing the outdoor lighting and tree plantings around the site.

Motion was made by Mr. Barilla, seconded by Mr. Daywalt, and carried unanimously to recommend preliminary/final approval for Body Armor Megastore (#17-03) contingent upon compliance with the professional review letters.

PROVCO SD (#17-04): The applicant's Attorney, Mr. Craig R. Lewis was present to summarize the subdivision. No improvements are proposed on the site at this time. Future improvements for the site were briefly discussed.

Mr. Andrew Rambo (156 Buckwalter Road/Upper Prov. Twp) raised questions regarding the empty commercial spaces within the Buckwalter shopping center and the ideas to occupy them vs. new construction. He also raised concerns regarding the access road on the site.

Ms. Jennifer Dryburgh (108 Henry Drive/Upper Prov. Twp) raised questions of the proposed development and which portion of the subdivision it will occupy.

Mr. Jeffrey Wynn (107 Buckwalter Road/Upper Prov. Twp) raised concerns of the environmental impacts future development will impose on the site.

Mr. Karl Hess (207 Old Mill Road/Upper Prov. Twp) raised concerns of the access road on the site.

Mr. McGrory recommended the applicant host a meeting to address any and all concerns raised by the public.

Motion was made by Mr. Daywalt, seconded by Mr. Wall, and carried unanimously to recommend preliminary/final approval for Provco (#17-04) contingent upon compliance with the professional review letters.

Old Business: None.

New Business:

1. Lewis Road Improvement Project – PC Consistency Letter for grant application

Mr. Hassan summarized the public improvement project proposed along Lewis Road as well as the associated multi-modal grant currently being pursued.

Motion was made by Mr. Barilla, seconded by Mr. Daywalt, and carried unanimously to authorize Mr. Ken McLaughlin to sign the consistency letter on behalf of the Planning Commission.

2. Ridge Swamp Associates I, LP – PC Consistency Letter for Grant Application

Mr. Haas summarized the roadway improvement (realignment of Swamp Pike to N. Lewis Road) proposed as part of the Mark Quigley project as well as the associated grant currently being pursued by the applicant. The improvement is consistent with the Township's Comprehensive Plan.

Motion was made by Mr. Barilla, seconded by Mr. Wall, and carried unanimously to authorize Mr. Ken McLaughlin to sign the consistency letter on behalf of the Planning Commission.

3. Limerick Township Cleanup Ordinance

Mr. McGrory and Ms. Shuler summarized the items within the Zoning Ordinance that are being changed to remove existing inconsistencies, simplifying terms, etc.

Motion was made by Mr. Daywalt, seconded by Mr. Wall to recommend approval of the Limerick Township Cleanup Ordinance.

Zoning Hearing Board Advisories:

1. ZHB #17-03, William J. Poot – 470 N. Lewis Road (Bon Homie, LTD.)
2. ZHB #17-04, Burk Shultz – 338 Sunset Road

Mr. Haas summarized the decisions rendered by the ZHB for the Zoning Hearing Board advisories of William J. Poot and Burk Shultz.

Planning Commission Comments:

Mr. Daywalt announced that he will not be in attendance at the August 24th PC meeting.

Public Comments: None.

Next PC Meeting Date: August 24, 2017

Mr. Haas updated the Planning Commission of the upcoming project expected to be on the August 24th PC agenda.

Adjournment: Motion was made by Mr. Barilla, seconded by Mr. Wall, and carried unanimously under mutual consent, with no further business, to adjourn the Planning Commission meeting at 7:55 P.M.

Respectfully submitted,



Greta Martin Washington
Director of Community Planning