



LIMERICK TOWNSHIP

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A meeting of the Limerick Township Planning Commission was called to order by Michael McCloskey on Thursday, September 27, 2018 at 7:00 P.M. in the Public Meeting Room of the Limerick Township Municipal Building at 646 W. Ridge Pike, 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: Joseph McGrory, Township Solicitor; Khaled Hassan, P.E., Township Engineer; Greta Martin Washington, Director of Community Planning; Kara Shuler, BOS Liaison; Thomas J. Neafcy Jr., BOS.

Consideration of Minutes: 8/23/2018

Motion was made by Mr. Daywalt and seconded by Mr. McCloskey to approve the 8/23/2018 minutes as written. Motion passed 3-0-2 with Mr. McLaughlin and Ms. Pecharo abstaining.

Subdivision and Land Development:

Glass – 429 Limerick Center Road (#18-06 P/F): The applicant's engineer, Mr. Steve Tabakelis, summarized the project and discussed the requested waivers. Discussion ensued regarding sidewalk, curb, stormwater, public sewer service, and turning radius and relocation of proposed trees at the intersection of Ferndale Lane and Limerick Center Road. Mr. John Seber (430 Limerick Center Road) requested to see a template for turning movements at the intersection of Ferndale Lane and Limerick Center Road, to explore options for proving public sewer to neighboring houses. Planning Commission recommended the applicant make requested changes to the plan and present updates back to the Planning Commission.

76 Lightcap Road (#18-04 P/F): The applicant's attorney, Mr. Dave Shafkowitz, and the applicant's engineer, Mr. Charles Dobson, summarized the current progress of the project and discussed their intent to appear before the Planning Commission at a future meeting. Discussion ensued regarding the proposed realignment of Lightcap Road, particularly to applicant's claims that the curb and sidewalk cannot be installed according to Township specifications along a portion of their project frontage. Mr. Dobson indicated that he intends to adjust the plans per the pending review letters from the consultants and ZHB decision. They intend to appear before the Planning Commission at a future meeting. No action was requested or given.

Procco Partners, L.P. (CU#18-02) & Restaurant Depot (#17-05): The applicant's attorney, Mr. Craig Lewis, summarized the project and discussed the current waivers as well as explained the requirement for a conditional use, due to permit disturbance of steep slopes. The applicant's engineer, Mr. Ronald Klos, Jr., and the applicant's traffic engineer, Mr. Mark Roth of McMahan

Transport Engineers and Planners, joined Mr. Lewis to continue discussing the project. Discussion ensued regarding traffic, particularly pertaining to truck traffic. A traffic study was performed for the project. The project will be designed to discourage truck traffic from performing a right-hand turn leaving the site onto Buckwalter Road. The following individuals appeared before the Planning Commission to raise their concerns: Jeffrey Wynn (107 Buckwalter Road) – delivery truck frequency; Sharon Harney (201 Old Mill Road) – concerns over the entrance driveway; Mandeep Singh & Ramneek Dhingra (131 Buckwalter Road) – signage, lighting, site disturbance, and stormwater; Karl Hess (207 Old Mill Road) – light pollution from wall signs and parking lot lights; Kenneth Hughes (300 Missimer Drive) – sidewalk installation and location; Jeremy Miller (104 Buckwalter Road) – traffic. Mr. Lewis assured the audience that all of the preceding topics of concern were closely studied and designed per the requirements. Discussions concluded regarding an emergency access drive to the site. The applicant is awaiting feedback from PennDOT regarding intersection redesign at Buckwalter Road and Township Line Road as well as the possibility of an emergency access drive being installed off of Township Line Road. Planning Commission recommended the applicant come back to the Planning Commission upon receipt of feedback from PennDOT regarding second means of egress onto Township Line Road. Additionally, the Planning Commission took no action on the conditional use.

New Business:

Project Review Policy: Ms. Martin Washington reviewed current procedures that are in place to provide the Planning Commission with project information prior to a meeting. Following discussion, the procedures will be adjusted to provide the Planning Commission with a project tracking sheet and any traffic related studies in the meeting packet.

Public Comments: James Oehlert (268 Steinmetz Road) requested the Township to consider a native plants ordinance that would no longer allow any non-native plant to be planted by a developer in the Township. Discussion ensued regarding the topic. The Planning Commission recommended Mr. Oehlert bring up the topic to the Board of Supervisors.

Next PC Meeting Date: October 25, 2018 at 7:00 P.M.

Planning Commission Comments: None.

Adjournment: Motion was made by Mr. Daywalt, and carried unanimously under mutual consent, with no further business, to adjourn the Planning Commission meeting at 9:40 P.M.

Respectfully submitted,



Greta Martin Washington
Director of Community Planning