



LIMERICK TOWNSHIP

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A meeting of the Limerick Township Planning Commission was called to order by Mike McCloskey on Thursday, October 26, 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: Keith Daywalt, Michael McCloskey, Ken McLaughlin, Marta Pecharo, Greg Richardson, and Ryan Wall. Sam Barilla was absent.

Others Present: Joseph McGrory, Township Solicitor; Ted Dmytryk, P.E., Township Engineer; Greta Martin Washington, Director of Community Planning; Kara Shuler, BOS Chairperson (arrived at 8:00 P.M.); Tim Haas, Administrative Assistant.

CONSIDERATION OF MINUTES: 7/27/17 & 9/28/17

Motion was made by Mr. Daywalt and seconded by Mr. McLaughlin to approve the 7/27/2017 minutes as written. Motion passed unanimously.

Motion was made by Mr. Daywalt and seconded by Mr. McLaughlin to approve the 9/28/2017 minutes as written. Motion passed unanimously.

Subdivision and Land Development:

87 Sankey Road (#17-07): The applicant's engineer, Mr. Duncan Hubley, summarized the proposal to subdivide 87 Sankey Road into 2 lots. No Waivers are being requested. The Planning Commission had no concerns.

Motion was made by Mr. McCloskey, seconded by Mr. McLaughlin, and carried unanimously to recommend preliminary/final plan approval for 87 Sankey Road contingent upon compliance with the professional review letters.

Restaurant Depot (#17-05): The applicant's attorney, Mr. Craig R. Lewis, presented the project. He clarified that he was not requesting the Planning Commission to make any recommendations, but simply to ask questions. Based on prior meetings with concerned neighbors and discussions with Township Staff and Professionals, the project has been altered to best accommodate public concerns. Discussion ensued regarding the most significant concerns of the Planning Commission and members of the audience: traffic, noise, and lighting; specifically, noise level from HVAC units and back-up generators, traffic volumes, traffic stacking, site line visibility along Buckwalter Road, intersection congestion, and light pollution from wall signs and parking lot lights spilling over onto residential properties. The following list of residents appeared before the Planning Commission to raise their concerns: Jeffrey Wynn (107 Buckwalter Road) –

delivery truck frequency; Michael and Sharon Harney (165 Buckwalter Road) – conflicts between delivery trucks and buses, tax impacts, and traffic volume around site; Stephen Kettinger (1 Buckwalter Circle) – noise level from HVAC units and back-up generators; Linda Lambert (130 Buckwalter Road) – light pollution from wall signs and parking lot lights; Andrew and Jennifer Dryburgh (108 Henry Drive) – impact of increased traffic volume on Buckwalter Road and signage; Kenneth Hughes (300 Missimer Drive) – increase in traffic volume; Jessica Miller (104 Buckwalter Road) – poor site line visibility from crest on Buckwalter Road; Jeffrey Morny (107 Buckwalter Road) – potential dishonesty from applicant. Mr. Lewis ensured the Planning Commission and the audience that all of the preceding topics of concern will be closely studied and designed per the requirements.

New Business:

Planning Module – Diamond Credit Union

Motion was made by Mr. Daywalt, seconded by Mr. McLaughlin, and carried unanimously to recommend authorizing the Planning Commission Chairman to sign the planning module.

Zoning Hearing Board Advisories:

ZHB # 17-06, Eric Osborne – 1043 Main Street

Ms. Martin Washington provided an update of ZHB #17-06, heard by the Zoning Hearing Board the previous night, October 25, 2017. The Board sent the Township Solicitor in opposition of the application. The application was heard and closed, but no decision was rendered. A decision is tentative for the November 15th meeting.

ZHB # 17-07, Limerick Hardware Company – 712 W. Ridge Pike

Ms. Martin Washington provided an update of ZHB #17-07, heard by the Zoning Hearing Board the previous night, October 25, 2017. The Board removed their opposition of the application the previous night at their meeting. The application was heard and closed, and a verbal approval was granted.

Planning Commission Comments:

Ms. Pecharo asked if the Township has a tree program that requires developers that remove trees for their development to plant new trees somewhere else (in reference to the Sankey Development currently under construction). Ms. Martin Washington answered that the Township does not currently have a program of that nature and further clarified that the developer of the Sankey Development removed the allowable number of trees. Ms. Shuler reported that the tree removal is also a concern of the Board of Supervisors and they are looking into further consideration.

Mr. Daywalt raised concerns of accumulating appliances on a residential property along Ridge Pike. Ms. Martin Washington assured him that the Township would look into it.

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Mr. Richardson praised the progress of the first meeting of the Project Study Committee for the Limerick Community Park Master Site Plan. He encouraged the Planning Commission members to attend future meetings.

Public Comments: None.

Next PC Meeting Date: November 16, 2017

Adjournment: Motion was made by Ms. Pecharo, and carried unanimously under mutual consent, with no further business, to adjourn the Planning Commission meeting at 8:47 P.M.

Respectfully submitted,



Greta Martin Washington
Director of Community Planning