

LIMERICK TOWNSHIP

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A meeting of the Limerick Township Planning Commission was called to order by Mike McCloskey on Thursday, November 16, 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, Michael McCloskey, Ken McLaughlin, Marta Pecharo, Greg Richardson, and Ryan Wall. Keith Daywalt was absent.

Others Present: Robert Sebia, Township Solicitor; Ted Dmytryk, P.E., Township Engineer; Greta Martin Washington, Director of Community Planning; Kara Shuler, BOS Chairperson.

Consideration of Minutes: 10/26/2017

Motion was made by Mr. McLaughlin and seconded by Mr. Wall to approve the 10/26/2017 minutes as written. Motion passed 5-0-1, with Mr. Barilla abstaining.

Subdivision and Land Development:

Jacquet Metals (#17-08): The applicant's engineer, Mr. Thomas Ludgate, and a local representative for Jacquet Metals summarized the project for a fabrication and warehousing building with associated parking, loading and outdoor storage. The project is the site of the old Tague Lumber LD proposal. Discussion ensued regarding the possibility of a traffic signal to be installed as part of the project, tractor trailer traffic, and parking. Mr. Ludgate presented all requested waivers, including parking and stormwater management. Discussions concluded with site entrance, parking, signage, outside storage, and sidewalk installation.

Motion was made by Mr. Richardson, seconded by Mr. Barilla, and carried unanimously to recommend preliminary plan approval for Jacquet Metals (#17-08), contingent upon compliance with the professional review letters and contingent upon providing the following: 1.) Call box and signage to be placed at fence entrance, 2.) Signage on North of building stating "no parking", 3.) Signage on Western driveway noting "deliveries only", and 4.) Plans shall be revised to provide a 6 ft sidewalk North of the employee parking.

New Business:

CU #17-04, 475 Associates, LP – 475 N. Lewis Road: Applicants, John and Robert Bown, summarized their intent for the 166,000 +/- (approximate) SF building at 475 N. Lewis Road to be advertised/used as storage, warehousing, and distribution. They would like to lease it to a single tenant for the whole building or multiple tenants throughout the building space. In the O/LI Zoning District, a Conditional Use is required for warehouse/distribution in buildings over

100,000 SF. They will be seeking Conditional Use approval from the Board of Supervisors on December 5, 2017. Currently, they don't have an interested tenant, but they want to increase the appeal for potential tenants.

Motion was made by Mr. Richardson, seconded by Mr. McLaughlin, and carried unanimously to recommend the Board of Supervisors consider this matter before them for a Conditional Use.

CU #17-05, Piazza Realty Co., Inc. – 3373 Ridge Pike: Ms. Martin Washington briefly summarized the project, a mixed use residential development to include 22,915 SF retail space and 19 single-family attached residential units. Discussions ensued regarding traffic signalization, site layout, and uses.

Motion was made by Mr. McCloskey, seconded by Mr. Barilla, and carried unanimously to recommend the Board of Supervisors consider for Conditional Use development as a whole, and require architectural review for the rear elevation of commercial buildings (fronting Ridge Pike).

Zoning Hearing Board Advisories:

ZHB #17-08, Brian & Jennifer Besecker – 120 Abbey Drive: The Planning Commission unanimously recommended for the Township to stay neutral for this ZHB application.

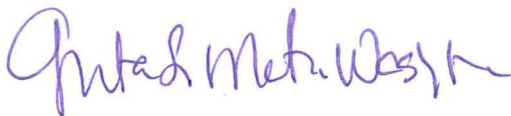
Planning Commission Comments: None.

Public Comments: None.

Next PC Meeting Date: December 28, 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 8:00 P.M.

Respectfully submitted,



Greta Martin Washington
Director of Community Planning