

A meeting of the Limerick Township Planning Commission was called to order by Michele Chrisman, on Thursday, February 5, 2009 at 7:00 P.M. in the Public Meeting Room of the Limerick Township Municipal Building and opened with the Pledge of Allegiance to the Flag.

Members Present: Michele Chrisman, Sam Barilla, Lin Braddick, Ken McLaughlin, Tim O’Connell, and Michael McCloskey. Mr. Richardson arrived at 7:07 pm.

Others Present: Joseph J. McGrory, Esq., Township Solicitor, Khaled R. Hassan, P.E. - Township Engineer; Daniel K. Kerr – Township Manager, and Martena Roshon – Director of Community Planning.

Consideration of Minutes: Motion was made by Mr. McLaughlin, seconded by Mr. O’Connell, to approve the 1/15/09 meeting minutes with the following corrections: Mr. McLaughlin made the motion to nominate Michele Chrisman, and was seconded by Mr. Richardson, as Chairman of the Planning Commission and the motion passing the minutes of 12/18/08 was 5-0-2.

Motion passed 6-0.

Subdivision and Land Development:

St. James Lutheran Church #08-17: Mr. Ken McLaughlin recused himself from the discussion. Chad Camburn, Bursich Associates, along with Pastor Stuart Luce, was in attendance to present the plan. The project is proposing an expansion to the existing church located at the corner of Swamp Pike and Kugler Road. The church would like to expand the building to approximately 3,300 square feet and also expand the parking lot by approximately 20,000 square feet. The applicant went in front of the Zoning Hearing Board for a variance of maximum of impervious coverage and a variance was granted. The professional review letters were discussed. Mr. Camburn discussed Pennoni’s review letter regarding the parking to encroach upon the parking setback line. Mr. Hassan stated that this issue was discussed with TPD they are waiting on a determination from the Zoning Officer. The proposed waivers were discussed at length including the size of a stormwater pipe, landscape buffering, site element screening, and the deferral of sidewalks. The lighting plan, signage, and ADA parking guidelines were also discussed.

Motion was made by Mr. Richardson, seconded by Mr. O’Connell, to defer sidewalks on Kugler Road and Swamp Pike.

Motion passed 4-2-1 with Ms. Braddick and Ms. Chrisman opposing and Mr. McLaughlin abstaining.

Motion was made by Ms. Braddick, seconded by Mr. McCloskey, to recommend Preliminary plan approval for St. James Lutheran Church contingent upon all professional review letters.

Amended motion was made by Ms. Braddick, seconded by Mr. McCloskey, to include having Traffic Planning and Design take a look at the diagonal parking.

Motion passed 6-0-1 with Mr. McLaughlin abstaining.

A change in the agenda occurred at this time.

Ø TDR (Transferrable Development Rights) Presentation:

Gwyn Rowland from Montgomery County Lands Trust, Brian O’Leary from Montgomery County Planning Commission, and John Snook from Brandywine Conservancy, were in attendance to give a presentation on Transferrable Development Rights. Benefits of Transferrable Development Rights topics were discussed including TDR success stories in Pennsylvania, namely in Lancaster County. Also discussed were the advantages in TDR’s as a tool in preserving open space.

Old Business:

Ø Ziegler Estate Subdivision #07-20: Mr. McGrory explained that the project is a 5-lot subdivision and assumes that it will be changed to a 4-lot subdivision when it comes back in front of the Planning Commission for final approval since one unit has already been subdivided.

Ø Comprehensive Plan: Mr. Oliver Carley, Simone Collins, was in attendance for the Planning Commission review of the Comprehensive Plan.

Ms. Braddick had the following comments:

1. Page 28, caption on the park is inaccurate but it is corrected on page 29 as far as the number of acreage.
2. Page 31, the state game lands are not included.
3. Page 34, references Lockatong (Iron Stone) and the picture does not show it on Maria Lane, and there is a major rock outcrop at Maria Lane.
4. Page 44, references SA505 and questioned what that was
5. Page 53, references HOA and what is owned by Limerick Township-think it’s important to note that they have about 30 acres at Bradford Woods and about 30 acres at Faircrest Farms that are township owned.
6. Page 69, the route 100 high speed line needs to be added to the Septa section
7. Page 87, it doesn’t mention interconnectivity between developed parcels or cross easements.
8. Page 89, section F, and thought PECO bought the airport specifically so that it would not be expanded – The airport has to be compliant with the NRC and FAA regulations.
9. Page 86-88, recreational trails and active farming, and pointed out that there is not a lot of farms making money growing vegetables. Horse farms are preserving land and providing a community service and it is not mentioned in the comprehensive plan. Would like “multi use” added before recreational trails so it is clear to people reading this plan that equestrian trails are not being systematically removed. Also, would like “including equestrian use” added after the words active farming.
10. Page 97, the state games lands are not included and the river edge needs to be part of the resource conservation area. The historic component in Linfield was not addressed. Mr. Kerr stated that the Linfield area will be looked when further studies are done.

11. Page 106, the Hood Mansion is not mentioned in the discussion of the Sanatoga Interchange.
12. Page 110, referencing active farming and would like stated specifically allowing equestrian use.

Mr. Richardson had the following comment:

He felt that the plan was difficult to read and it didn't flow, along with grammatical errors. Also, in the introduction section, he feels that there wasn't a surge in residential development.

Mr. McLaughlin had the following comment:

He asked about the Linfield area and if there was another group that was going to make a master plan. It was stated that the concept is to develop a master plan so that the Township can have its own concept of how it wants the growth to occur. Mr. Kerr stated that the Township will be going after a grant to start the process of putting these master plans together. Another committee will be created to help that process along.

Mr. McCloskey had the following comment:

He questioned if a full review will be done including spell check on the document. It was stated that it will be done.

Ms. Chrisman noted that her comments will be emailed.

New Business:

- Ø Ordinance Amendment – Change of Zoning Hearing Board Committee Members: No comment.

Zoning Hearing Board Advisories:

- Ø ZHB #09-02: Application of John & Danielle Bruder, seeking a special exception to permit the change from one non-conforming use to another non-conforming use. This appeal is to change the current use of a day care to a medical office. No comment.

Planning Commission Comments: None.

Public Comments: None.

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Adjournment: Under mutual consent, with no further business, the Planning Commission adjourned at 9:18 P.M.

Respectfully submitted,

Daniel K. Kerr
Township Manager