

A meeting of the Limerick Township Planning Commission was called to order by Michele Chrisman, on Thursday, August 13, 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, Ken McLaughlin, Greg Richardson, Lin Braddick, Tim O’Connell, and Michael McCloskey.

Others Present: Joseph J. McGrory, Esq., Township Solicitor, Khaled R. Hassan, P.E. - Township Engineer, Martena Roshon, Director of Community Planning, and Elaine DeWan, Liaison to the Planning Commission.

Announcement: Michele Chrisman announced that the Carr-Penn Road project #09-03 will not be attending and will re-schedule at another time.

Consideration of Minutes: Motion was made by Mr. O’Connell, seconded by Mr. Barilla, to approve the 7/13/2009 meeting minutes with the following amendment: page two, paragraph two, “Motion was made by Mr. Barilla, seconded by Mr. O’Connell to recommend relief from the SALDO application process . . . “

Motion passed 4-3-0.

Subdivision and Land Development:

Robert & Carol Ganovsky #09-05: Mr. Tom Smith, Conner & Smith, and Mr. Ernest Schmitt, were in attendance to present the project. The project proposes to convert an existing 1,078 square foot building from retail use to office use and construct a 5,400 square foot building for beverage sales and a 450 square foot warehouse. Stormwater will be handled on site by a large retention basin. The entrance will be at the western side of the property. Curbing and sidewalk are shown on the plans coordinating with the proposed project across the street. The professional review letters were discussed. The MCPC review letter comment was for a shared driveway with the Sabol 78 property. It was stated that the Sabol 78 property was putting sidewalk in that matches. Mr. Smith stated that a shared access wouldn’t work from drainage or any reasonable layout expectation. Mr. Smith stated that the existing property already has three EDU’s and they will apply for an exemption. It was stated that the issues per the Traffic Planning and Design, Inc. review letter will be worked out. Mr. Smith has met with Pennoni and they are in the process of revising the plans per the Pennoni August 7, 2009 review letter. Mr. Smith stated that all zoning comments will be complied with and no variances will be requested. It was stated that there will not be a cross-easement with the property next door. The waiver requests were discussed at length. Discussion ensued regarding the Preliminary and Final plan approval process and procedures. Mr. Ernest Schmitt, speaking on behalf of the applicants, requested that this process move ahead so the building can be built.

Motion was made by Ms. Braddick, seconded by Mr. O’Connell, to recommend Preliminary Plan approval for Robert & Carol Ganovsky #09-05, contingent upon all professional review letters.

Motion passed 7-0.

Central Perkiomen Rotary Club #08-18: Mr. John Aston, Aston Surveyors/Engineers, Inc., and Mr. Ernest Schmitt were in attendance to present the plan. The project proposes the construction of two recreational ball fields, a gravel parking area and a retention basin. A variance was previously granted to expand an existing nonconforming use located on adjacent lands. The professional review letters were discussed. The waiver requests were discussed at length. Mr. Aston agreed to comply with the zoning comments in Pennoni's review letter dated August 7, 2009. Mr. Hassan stated that the fence and safety netting can be done when the building permit is submitted. Fencing was discussed at length along with the possibility of having to appear in front of the Zoning Hearing Board. Ms. Braddick stated some kind of pedestrian access would be necessary in that area or, at the very minimum, some kind of pedestrian connection between the parking lots. Mr. Schmitt stated that there has never been a problem with safety there and there is only a certain amount of funds available. Mr. Richardson recommended shifting the driveway by 15 feet to the west to line up the western aisle with the driveway, as long as it doesn't affect the sight distance.

Motion was made by Mr. McCloskey, seconded by Mr. O'Connell, to recommend Preliminary/Final Plan approval for Central Perkiomen Rotary Club #08-18, contingent upon all professional review letters, and the consideration to shift the driveway by 15 feet to the west.

Motion was amended to include the graded area outside the fence be kept free of brush.

Motion passed 7-0.

Old Business: None.

New Business:

Limerick Diner: Request for Relief of Land Development Application Process: Mark Klein was in attendance for the applicant. Mr. Hassan stated that this project is a small addition to the site. Pennoni has been working with Bursich Associates and they are complying with all parts of the Zoning and SALDO Ordinance. The applicant is requesting relief from the land development application process.

Motion was made by Mr. McLaughlin, seconded by Mr. Richardson, to recommend waving the land development application process for Limerick Diner contingent upon the professional review letters.

Motion passed 7-0.

Zoning Hearing Board Advisories:

- ZHB #09-15: Application of Penn Liberty Bank, seeking a sign variance. No comment.
- ZHB #09-16: Application of Giant Food Stores, LLC, seeking a sign variance. No comment.

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Planning Commission Comments:

Mr. Richardson commented that at the Gambone site down the road, it has no sign onto Lewis Road. Mr. Hassan replied that it was just stripped and a sign is going up.

Public Comments:

Andrew Cushman, Sacco Road – questioned if the Planning Commission knew that the bridge in Linfield is going from 30 ton to 15 ton trucks. Mr. Hassan stated that he just received paperwork that PennDOT did a structural evaluation on the bridge and it is not in good structural condition. For the time being, they are restricting it from 30 tons to 15 tons till they make the repair. Mr. Hassan stated that he will have an update by the Board of Supervisors meeting next week.

Adjournment: Under mutual consent, with no further business, the Planning Commission adjourned at 8:25 P.M.

Respectfully submitted,

Martena Roshon
Director of Community Planning