

A meeting of the Limerick Township Planning Commission was called to order by Michele Chrisman, on Thursday, November 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, Ken McLaughlin, Greg Richardson, Lin Braddick, Sam Barilla, and Michael McCloskey. Tim O'Connell was absent.

Others Present: John J. Iannozzi, Esq., Township Solicitor, Khaled R. Hassan, P.E. - Township Engineer, Martena Roshon, Director of Community Planning, and Elaine DeWan, Board of Supervisors Liaison.

Consideration of Minutes: Motion was made by Mr. McLaughlin, seconded by Mr. McCloskey, to approve the 10/15/2009 meeting minutes as written.

Motion passed 5-0-1 with Ms. Braddick abstaining.

Subdivision and Land Development:

Carr-Penn Road #09-03: Ms. Amy Houseknecht, All County & Associates, Inc., and Mr. Dennis Carr were in attendance to present the plan. The project proposes to construct a 5,000 square foot warehouse building located in the OLI district with access to and from the site by way of a driveway that intersects Penn Road. The project will connect to public sewer and connect to the existing well. Four parking spaces are proposed along with one handicapped parking space. The access drive and drive areas on the property are gravel. The access at the road will be paved. The waiver requests were discussed. Ms. Braddick requested that the curve be softened on Penn Road. Mr. Hassan stated that action is not taken on waivers at the preliminary stage of a project. Ms. Houseknecht stated that they plan to comply with Pennoni's review letter, and also stated that the Planning Module exemption was sent to DEP for review. Ms. Houseknecht stated that they still have yet to submit to the Conservation District. The stone parking lot was discussed in regards to snow removal and the inlet boxes.

Motion was made by Ms. Braddick, seconded by Mr. McCloskey, to recommend Preliminary Plan approval for Carr-Penn Road #09-03, contingent upon all professional review letters, the clear denotation of gravel versus paved on the plan, and a request to research possible softening of the curve.

Motion passed 6-0.

Old Business: Ms. Braddick questioned if easements between Sanatoga Springs and Philadelphia Premium Outlet were obtained. Mr. Hassan stated that pedestrian easements were being pursued.

New Business: Ms. Chrisman announced that the November 19th Planning Commission meeting has been cancelled.

- Diesinger Planning Module – **Motion made by** Ms. Braddick, seconded by Mr. Richardson, to authorize the Chairman of the Planning Commission to execute the Planning Module for the Diesinger Subdivision. Motion passed 6-0.

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Zoning Hearing Board Advisories:

- ZHB #09-23: Application of Girish Sheth, seeking a variance to permit a restaurant use in the OLI district on a lot that is independent of a planned development, and an interpretation to permit the proposed four story use. No comment.

Planning Commission Comments: None.

Public Comments: None.

Adjournment: Under mutual consent, with no further business, the Planning Commission adjourned at 7:40 P.M.

Respectfully submitted,

Martena Roshon
Director of Community Planning