

A meeting of the Limerick Township Planning Commission was called to order by Michele Chrisman, on Thursday, February 19, 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, Greg Richardson, and Michael McCloskey.

**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. Barilla, to approve the 2/5/09 meeting minutes with the following correction: Page 2, Section 5, should read “. . . 30 acres at Bradford Woods and about 30 acres at Faircrest Farms that are township owned.”

**Motion passed 7-0.**

**Subdivision and Land Development:**

Pottstown Honda #06-04: Stuart Cohen, Esq. and Adam Brower, Edward B. Walsh & Associates, Inc., were in attendance on behalf of the applicants. The amended final plan that was submitted to the Township was discussed along with the Pennoni review letter dated February 16, 2009. Mr. Brower stated that the first two items in the Pennoni review letter will be complied with. The as-built plan for Pottstown Honda was reviewed. Mr. Brower stated that the glare issue with the lights along Lewis Road will be corrected by placing shields on the housing of the lights. Mr. Brower stated that the plan will comply with the maximum impervious coverage. Mr. Hassan stated that the plan in front of the Planning Commission is to provide corrective measures to some of the violations that Pennoni Associates has noted. The islands were not only misplaced but the size of the islands has also shrunk which in turn made the impervious area much greater than what is permitted by two thousand square feet. Also, it is not only the glare of the lighting that is a concern but there was additional lighting that was provided on the site, however, intensity is an issue and want to make sure nothing is exceeding and going beyond the property lines. Mr. Hassan stated that the stone area will be taken out and curb will be constructed on that side and the area will be soil. The area will not be able to be accessed by vehicles. Discussion ensued regarding the number of polls/heads on the property and it was determined that there are the same number of polls with two extra heads. Ms. Braddick had concerns about the stormwater calculations and that it is a planning issue. Mr. Hassan stated that internal circulation has to be maintained and looked at very closely and suggested that revised documents be submitted.

**Motion was made** by Ms. Braddick, seconded by Mr. O’Connell, to recommend denial for the Pottstown Honda #06-04 project. Before the vote was taken, discussion ensued regarding the inlet which was replaced with a manhole. It has settled and is still a problem. Even though it is a PennDot issue, Mr. Richardson wanted to bring it to everyone’s attention that it still has a dip in it and not filled properly. Mr. Hassan stated that the manhole that had replaced the existing inlet had settled and there is a pretty significant dip around it that is causing discomfort and distraction and it needs to be taken care of. He recommended that PennDOT be contacted to inform them of the work that needs to be done. He also noted that it needs to be looked into as far as what HOP permit the manhole is under. Mr. Brower stated that he will contact PennDOT to find out whether or not the HOP is still open under maintenance to address the settled area around the new

manhole installed in the cartway by the 422 on ramp. If the HOP is closed, Piazza Honda will then have to discuss with PennDOT the necessary measures to repair the settled area. Mr. McGrory explained what the difference is between the denial of a plan and the tabling a plan.

Motion passed 7-0.

**Old Business:** None.

**New Business:**

- Ø **Sign Ordinance:** Ms. Lin Braddick questioned the procedure of passing a new ordinance and the ability to back to existing non-conforming signs and ask them to comply. Mr. McGrory stated that the answer to that was no. It was also stated that this ordinance is for all zoning districts. **Motion was made** by Mr. McCloskey, seconded by Mr. Barilla, to recommend the sign ordinance for adoption. Motion passed 7-0.
- Ø **Land Development Application Update:** No comment.

**Zoning Hearing Board Advisories:**

- Ø **ZHB #09-01:** Application of William & Susan Ferrier, seeking a variance to allow construction that will result in a side yard setback that will be less than 21% of the average lot width. The average lot width is 81.19 feet, 21% of that is a setback of 17.04 feet. The applicant is proposing 9.75 feet. No comment.
- Ø **ZHB #09-03:** Application Central Perkiomen Rotary Club, seeking a variance to allow an existing non-conforming use to expand by more than 25% and a variance to allow three years before the variance will expire where only one year is allowed. No comment.

**Planning Commission Comments:** Ms. Braddick commended Ms. Chrisman on the good job of running the Planning Commission meeting.

**Public Comments:**

Two Springford school district students were in the audience and asked if there would be a Costco coming into the area. It was stated that it looks like a Costco would be coming into the Township.

**Adjournment:** Under mutual consent, with no further business, the Planning Commission adjourned at 7:57 P.M.

Respectfully submitted,

Martena Roshon  
Director of Community Planning