

A meeting of the Limerick Township Planning Commission was called to order by Sam Barilla, on Thursday, January 28, 2010 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:** Sam Barilla, Ken McLaughlin, Lin Braddick, Jonathan Traywick, Michael McCloskey, Marta Pecharo, and Greg Richardson.

**Others Present:** Joseph J. McGrory, Esq., Township Solicitor , Theodore Dmytryk, P.E. - Township Engineer, Martena Roshon, Director of Community Planning, and Kara Shuler, Board of Supervisors Liaison.

**Consideration of Minutes:** Motion was made by Mr. Richardson, seconded by Mr. Traywick, to approve the 1/7/2010 meeting minutes with the following correction: under nominations for Vice-Chairman, the motion should read, “. . . motion was made by Mr. Richardson and seconded by Mr. McLaughlin, to nominate Mr. McCloskey as Vice Chairman of the Planning Commission.”

**Motion passed 6-0-1 with Mr. McCloskey abstaining.**

**Subdivision and Land Development:**

**Coale Subdivision #09-09:** Justin Tyson, RCMA, Richard & Elizabeth Coale, and Michele Chrisman, were in attendance to present the plan. Mr. Tyson stated that the applicants are asking for Preliminary recommendation from the Planning Commission and is not asking for waiver recommendation at this time. The project proposes to subdivide a 6.6 tract of land into three smaller lots. All lots are located within the R-1 Zoning District. The plans propose to construct a single family detached dwelling on Lot 1 and to keep Lots 2 and 3 vacant. All of the land owners are in agreement with this subdivision. Mr. Tyson stated that prior to final approval; he intends to prove sight distance for each lot, proposed driveway location, and clear sight distance that is approved by Traffic, Planning, and Design. Lot #1 is 1.7 acres, Lot #2 is 1.3 areas, and Lot #3 3.7 acres. Access to/from Lot 1 will be along Cemetery Road. Lot #2 and Lot #3 will access North Limerick Road. The lots are proposed to be serviced by individual wells and on-lot septic. The waiver requests were discussed. The professional review letters were discussed and it was stated that they will be complied with. The Montgomery County Planning Commission had a concern over lot configuration which, unfortunately, they cannot do anything about.

**Motion was made** by Ms. Braddick, seconded by Mr. McLaughlin, to recommend Preliminary Plan approval for the Coale Subdivision #09-09, conditional upon all professional review letters, conditional upon adding access and sight distance for Lot #2 and Lot #3 to the plan before the final plan submittal, clarification of the waiver requests, and providing a color aerial photo of the project before final plan approval.

Motion passed 7-0.

**430 Linfield Trappe Road #10-01:** – Tom Ludgate, Ludgate Engineering, Rob Lewis, Esq., and Girish Sheth were in attendance to present the plan. The project has been before the Zoning Hearing Board on two occasions for zoning relief, and obtained a Conditional Use approval for the hotel that was granted by the Board of Supervisors. The project proposes to develop a four story, 95 unit hotel with a gross floor area of approximately 49,112 square feet and a restaurant with a gross floor area of approximately 4,380 square feet located in the OLI Zoning District.

Attorney Lewis spoke about the project at length and explained the zoning relief that was granted and the revisions that were made to the plan within the past two years. The project will be tied to public water and public sewer. The HOP was submitted to PennDOT and a review letter was received and was discussed briefly.

Attorney Lewis discussed requested waivers including cartway width, sidewalks, curbing, parking spaces, and planting islands. It was noted that a Conditional Use was granted for the project by the Board of Supervisors, along with relief granted from the Zoning Hearing Board. The professional review letters were discussed at length. Attorney Lewis stated that all of the Pennoni Associates review items will be complied with. The Gilmore & Associates, Inc. review letter will be complied with along with the Fire Marshall review letter. The Montgomery County Planning Commission review letter has not yet been received. The significant comments were covered in the Traffic, Planning, and Design review letter and will be complied with to the most part, with a give and take with the parking spaces. Attorney Lewis stated that the applicant will come back to the February Planning Commission meeting with revised plans.

**Motion was made** by Ms. Pecharo, seconded by Mr. Traywick, to table 430 Linfield Trappe Road #10-01. Ms. Braddick commented that she would like review letters without the “draft” across the page and the posting signs fell down and they need to be put back up.

Motion passed 7-0.

**Old Business:**

17 Faust Road Planning Module – Attorney McGrory explained that there is an isolation distance when installing a sanitary sewer system and it is DEP required, which means that no one can put a well in that isolation distance. The isolation area goes beyond the property line on someone else’s property. The neighbor is objecting to the planning module because if they ever wanted to put a well in, they would not be able to put it in that isolation distance. The DEP wants the planning module to be filed with a conventional sewer system and then amend the module with an A/B System. Paul Newlin was in attendance to explain the system that is being projected for the project and stated that the Montgomery County Health Department will approve the A/B System. Ms. Pecharo stated a letter should be written saying the Planning Module will be amended. Attorney McGrory stated that a sentence will be added to the Planning Module stating that it will be switched to an A/B System.

**Motion was made** by Mr. McLaughlin, seconded by Mr. Richardson, to approve the execution of the Planning Module for 17 Faust Road by the Planning Commission Chairman.

Discussion ensued regarding the conventional system versus the A/B system and the process in which to communicate to DEP in regards to the Planning Module and the wishes of the neighboring property owner.

Mr. Kingsepp, the neighboring property owner, stated that a he can drill a well anywhere on his property as long as the well setbacks are met in his Township. He stated that he does not have a problem with the A/B system, but does not want a spray irrigation system on his property. It was

stated by Mr. Newlin that he does not have written correspondence from DEP stating that they would approve the A/B system.

**Motion was withdrawn** by Mr. McLaughlin but the second by Mr. Richardson was not withdrawn.

**Motion was denied** 2-5 with Mr. McCloskey, Ms. Braddick, Mr. Traywick, Ms. Pecharo, and Mr. Barilla having the dissenting votes.

**Motion was made** by Ms. Braddick, seconded by Mr. McCloskey, to deny the execution of the Planning Module for 17 Faust Road by the Planning Commission Chairman, but include a transmittal letter indicating that the denial is for a conventional system but that the Planning Commission is not opposed to an A/B System.

**Motion was amended** by Ms. Braddick, by suggestion of Attorney McGrory, and seconded by Mr. McCloskey, to add that this is the only reason for the denial.

Motion passed 6-1 with the dissenting vote from Mr. Richardson.

**New Business:** None.

**Zoning Hearing Board Advisories:** None.

**Planning Commission Comments:** Ms. Braddick stated that she would like the Township to do their best to persuade clients, that have complex plans, to apply for Preliminary approval, and if the respective commissions and boards see their way clear to grant Preliminary/Final, that would be their choice rather than having it on the agenda that way. Discussion ensued regarding applicants applying for preliminary/final approval for their projects. Ms. Braddick stated that projects should not be scheduled for the Planning Commission Agenda if the review letters are not clean.

**Public Comments:** Mr. Kingsepp stated that he would like to thank the Planning Commission for the work they have done on his behalf.

**Adjournment:** Under mutual consent, with no further business, the Planning Commission adjourned at 9:28 P.M.

Respectfully submitted,

Martena Roshon  
Director of Community Planning