

A meeting of the Limerick Township Planning Commission was called to order by Sam Barilla, on Thursday, April 22, 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, and Greg Richardson. Marta Pecharo and Michael McCloskey were absent.

**Others Present:** Joseph J. McGrory, Esq., Township Solicitor, Khaled R. Hassan, 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. McLaughlin, seconded by Mr. Traywick, to approve the 3/25/2010 meeting minutes as written.

**Motion passed 5-0.**

**Subdivision and Land Development:**

826 N. Lewis Road #09-08: Jason Shaner, McCarthy Engineering Associates, and the applicant, Bob Tracy were in attendance to present the plan. The project proposes to pave an existing stone area and to convert an existing vacant building to a modern office building. The project is located in the Office/Light Industrial District. Access to and from the site will be way of an existing driveway located along North Lewis Road. This project will maintain the existing utilities to service the buildings. The professional review letters were discussed along with the waiver requests.

**Motion was made** by Ms. Braddick, seconded by Mr. Traywick, to recommend Preliminary/Final Plan approval for 826 N. Lewis Road #09-08, conditional upon all professional review letters, and the following additional items:

1. work with Traffic Planning & Design to revise the throat at the entrance
2. replace the three dogwood trees in the back right with shade trees
3. replace the waiver request for sidewalks with a deferment request
4. give consideration to an optional ADA space at the rear garage

Motion passed 5-0.

Providence Oaks Development #09-11: Tom Smith, Conner & Smith Engineering, Inc., and Hongtao Fan, applicant, were in attendance to present the plan. The project proposes to remove an existing enclosed porch and brick patio of an existing detached residential dwelling and to construct a building addition that has a building footprint area of approximately 1,533 square feet and a gross floor area of 2,986 square feet. The Zoning

Hearing Board granted variances on August 26, 2009 to permit a dental office in an R-3 Residential Zoning District, permission of 15 parking spaces, permission to place the parking lot in the rear and side yard setback, and the permission of a 42 x 72 inch double sided sign. Access to and from the site will be by way of a driveway proposed along King Road. This lot will be serviced by public sewer and water. The professional review letters were discussed along with the waiver requests. Mr. Smith stated that all comments will be complied with. Attorney McGrory noted that a new waiver request letter will need to be submitted to the Township.

**Motion was made** by Mr. Richardson, seconded by Mr. McLaughlin, to recommend Preliminary/Final Plan approval for Providence Oaks Development #09-11, conditional upon all professional review letters, and the following conditions:

1. investigate on increasing the radius of the driveway on King Road
2. deferral of sidewalk
3. the addition of a note on the plans that the refuse collection is stored inside

Motion passed 5-0.

430 Linfield-Trappe Road #10-01: Tom Ludgate, Ludgate Engineering, Girish Sheth, applicant, Attorney Rob Lewis, and Leroy Wensel, property owner, were in attendance to present the plan. Attorney Lewis stated that a letter will be drafted and sent to the Township amending the application to only a Preliminary request. 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. The property is located in the OLI Zoning District and will be serviced by public sewer and water. Access to and from the site will be by way of a driveway along Linfield-Trappe Road. Mr. Ludgate discussed the addition of a sidewalk to the plan at the edge of the PennDOT right-of-way, the waiver for the 9 x 18 parking spaces is still being requested but only for the hotel site, and the addition of the planting island in the back of the parking lot. Attorney Lewis stated that the remaining comments in the review letters will be complied with. The professional review letters were discussed at length. Discussion ensued regarding the curbing, sidewalks, and ADA ramps at the project.

**Motion was made** by Ms. Braddick, seconded by Mr. Richardson, to recommend Preliminary Plan approval for 430 Linfield-Trappe Road #10-01, conditional upon the most recent professional review letters, and the following conditions:

1. addition of wrap out of the sidewalk to the road
2. moving of the ADA ramps

3. the extension of the sidewalk to Lewis Road in exchange for support from the Planning Commission.

Motion passed 5-0.

**Amended Motion was made** by Ms. Braddick, seconded by Mr. Richardson, to re-label the dumpster pad on the plans.

Motion passed 5-0.

**Old Business:** None.

**New Business:**

**Zoning Ordinance Amendment:** Setbacks

**Motion was made** by Mr. Barilla, seconded by Mr. McLaughlin, to recommend the Zoning Ordinance Amendment for setbacks to the Board of Supervisors.

**Amended Motion was made** by Mr. Barilla, seconded by Mr. McLaughlin, to add the Zoning Ordinance Amendment to the Township Web Page.

Motion passed 5-0.

**Conditional Use #10-02:** Limerick HC Realty Partners, LP – 36 W. Ridge Pike

Public Comment:

Jeff DiPietro – 271 Royersford Road - asked for a summary of Conditional Use #10-02. Attorney McGrory gave an explanation.

**Motion was made** by Mr. Barilla, seconded by Mr. McLaughlin, to take no action on Conditional Use #10-02.

Motion passed 3-0 with Mr. Traywick and Mr. Richardson recusing themselves from the vote.

**Conditional Use #10-01:** Linfield Corporate Center – Lots 59 & 60 –

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**Motion was made** by Mr. Richardson, seconded by Mr. Traywick, to take no action on Conditional Use #10-01.

Motion passed 5-0.

**Zoning Hearing Board Advisories:**

- ZHB #10-02: Application of Eric & Amy Peterman, seeking variance for building coverage.

**Motion was made** by Mr. McLaughlin, seconded by Mr. Traywick, to take no action on ZHB #10-02.

Motion passed 5-0.

- ZHB #10-03: Application of IDFC, LLC, seeking variances for the installation of an 8' x 38' deck which will extend into the existing non-conforming front yard.

Motion was made by Mr. Richardson, seconded by Ms. Braddick, to take no action on ZHB #10-03.

Motion passed 5-0.

**Planning Commission Comments:** None.

**Public Comments:** None.

**Adjournment:** Under mutual consent, with no further business, the Planning Commission adjourned at 9:03 P.M.

Respectfully submitted,

Martena Roshon  
Director of Community Planning