

A meeting of the Limerick Township Planning Commission was called to order by Sam Barilla, on Thursday, May 27, 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, Greg Richardson, Marta Pecharo, and Michael McCloskey. Jonathan Traywick was absent.

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. McLaughlin, to approve the 4/22/2010 with one correction: 430 Linfield-Trappe Road project, top of page three, item #3, take out “for their request of crediting the 60% of fees.”

Motion passed 4-0 with Ms. Pecharo and Mr. McCloskey abstaining.

Subdivision and Land Development:

17 Faust Road #09-02: Paul Newlin and Donald Nacarelli were in attendance to present the plan. The professional review letters and waivers were discussed. Ms. Braddick stated she will not agree with having witness posts taken off the plan. Ms. Braddick questioned the open space designation on the plan and questioned the calculation of the open space. Discussion ensued about the parking in the development. It was stated that the sewer concern of the neighbor has been cleared up.

Motion was made by Ms. Braddick, seconded by Mr. McCloskey, to recommend Final Plan approval for 17 Faust Road, conditional upon all professional review letters, removal of the witness post waiver, and the designation of Open Space OS-3 to be labeled on the record plan.

Motion passed 6-0.

Spring Valley YMCA #09-07: Nick Feola, Bursich Associates, Duane Moses, YMCA, and Anne Nelson, Branch Director, were in attendance to present the plan. Mr. Richardson recused himself. The professional review letters were discussed. Mr. Feola stated that during the last months, they worked with the neighbors to resolve the storm water and stock pile issues. A letter was sent to the Township that the residents were satisfied with what was done. A letter that was sent by another resident, who is still not pleased, was discussed. Mr. Dmytryk stated that it is a state road and a PennDOT issue

and it is their responsibility to discuss the situation with the YMCA. Ms. Pecharo questioned the issue with traffic and there not being a left hand turn lane. Discussion ensued regarding a possible turn lane.

Motion was made by Mr. McLaughlin, seconded by Mr. McCloskey, to recommend Preliminary/Final Plan approval for the Spring Valley YMCA, conditional upon all professional review letters.

Motion passed 5-0 with Mr. Richardson abstaining.

An additional motion was made by Ms. Braddick, seconded by Ms. Pecharo, that the Planning Commission recommends that the Board of Supervisors authorize the Township Manager and the Township Engineer to continue to advocate for drainage improvements with PennDOT regarding the water flow on Linfield-Trappe Road.

Motion passed 5-0 with Mr. Richardson abstaining.

Twin County Subdivision #08-08: John McMenamin, PE, ERA Associates, and Gene Dinnocenti, were in attendance to present the plan. The professional review letters were discussed and it was stated that all items in the review letters will be complied with. Ms. Braddick stated that she feels that this is overdevelopment of that property. Discussion ensued about the traffic issues at that intersection. Discussion ensued regarding the waivers.

Motion was made by Mr. McCloskey, seconded by Ms. Pecharo, to recommend Final Plan approval for the Twin County Subdivision, conditional upon the professional review letters.

Motion passed 6-0.

D&L Associates: William Kerr, Esq., Gene Dinnocenti, and Jim Dinnocenti, were in attendance to present the project. The applicant is going to convert a light industrial facility to a proposed condominium unit at 1153 Main Street. Attorney Kerr stated that since property is being converted to a condominium which involves the allocation of a building, it will constitute that the applicant file for a land development application. The applicants are requesting a waiver of land development. The proposed use is a company that takes bulk paper product and cut them down to their client's specifications and shipped back out. All buildings and parking lots will stay the same. Attorney McGrory explained the process further. The project may be subject to Traffic Impact Fees.

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Motion was made by Mr. Richardson, seconded by Mr. McCloskey, to recommend to the Board of Supervisors a Waiver of Land Development for 1153 Main Street, Linfield.

Motion passed 6-0.

Old Business:

430 Linfield-Trappe Road – Planning Module:

Motion was made by Mr. McLaughlin, seconded by Mr. Richardson, to recommend the chairman execute the planning module for 430 Linfield-Trappe Road.

Motion passed 6-0.

New Business:

Discussion: Proposed Lewis Road Conditional Use Overlay – Discussion ensued regarding the proposed Lewis Road Conditional Use Overlay Ordinance. The purpose of the Lewis Road Conditional Use Overlay District is to create cohesive and complimentary development patterns along the Lewis Road Corridor in the southern part of Limerick Township. Attorney McGrory stated that the proposed ordinance has been sent to the Township Planner and the Montgomery County Planning Commission for review and comments. Attorney McGrory stated that he would like the Planning Commission's comments in writing as soon as possible.

Zoning Hearing Board Advisories:

- ZHB #10-04: Application of Holly C. Paulus, seeking a variance for side yard setback. No action taken.

Planning Commission Comments: Mr. Barilla stated he will miss the June 24, 2010 meeting.

Public Comments: None.

Adjournment: Under mutual consent, with no further business, the Planning Commission adjourned at 8:43 P.M.

Respectfully submitted,

Martena Roshon
Director of Community Planning