

A meeting of the Limerick Township Planning Commission was called to order by Michele Chrisman, on Monday, July 13 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, Michael McCloskey, and Tim O’Connell. Lin Braddick, Greg Richardson, and Ken McLaughlin were 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, Liaison to the Planning Commission.

Consideration of Minutes: Motion was made by Mr. McCloskey, seconded by Mr. O’Connell, to approve the 6/4/2009 meeting minutes as written.

Motion passed 4-0.

Subdivision and Land Development:

Giant Food Stores Fueling Center #09-04: Erik Schroeder, P.E., J. Michael Brill & Associates, Inc., Kerry Eck, Giant Food Stores, LLC, Charles Courtney Esq., Jeffrey Todd, P.E., Traffic Planning and Design, Inc., and Thomas Porsch P.E., Cedar Shopping Centers, Inc. were in attendance to present the plan. The applicant plans to construct a Giant Food Store off-site fueling facility with five (5) double-sided gas pumps at the intersection of Township Line Road and W. Ridge Pike. The lot is located within the Highway Commercial zoning district and is proposed to be serviced with public sewer and water. Access to and from the site will be by way of a driveway along Township Line Road, which is proposed to be right-turn in and right-turn out only movement, and a driveway along W. Ridge Pike, which is proposed to have a right and left turn in and a right-turn out only movement. The professional review letters were discussed and it was stated that they will be complied with. Ms. Chrisman questioned if the seven variances were granted by the Zoning Hearing Board and Mr. Schroeder stated that they were granted. Mr. O’Connell questioned the waiver for trees. Mr. Hassan stated that trees could present a site distance issue. Mr. McCloskey asked if the plan was submitted to PennDOT and it was confirmed that it was. Mr. Barilla asked if trucks would be fueling at the site and Mr. Eck stated that there will not be diesel fuel offered at the site.

Motion was made by Mr. O’Connell, seconded by Mr. McCloskey, to recommend Preliminary/Final Plan approval for Giant Food Stores Fueling Center #09-04, contingent upon all professional review letters. Mr. Hassan added that all PennDOT improvements shall be reflected on the record plan.

Motion passed 4-0.

Old Business: None.

New Business:

Limerick Garden of Memories – Request for Relief of Land Development: Tom Smith, P.E. and Joe Lombardi were in attendance to present the plan. The applicant is requesting relief from the

land development process. The project proposes to construct a 2,710 square foot mausoleum to the existing mausoleum as part of Phase 1 construction and a 2,710 square foot addition as part of Phase II for a total mausoleum area of 5,420 square feet. The project is located within the R-2 zoning district and will not be serviced by sewer or water. The professional review letters were discussed. Mr. Hassan indicated that the parcel numbers need to be shown on the plan. Mr. O'Connell asked if the Planning Commission has ever granted relief for a project from Land Development. Mr. Hassan stated that the project is waived from the application process only and still needs to comply with zoning and land development ordinances.

Motion was made by Mr. Barilla, seconded by Mr. O'Connell, to recommend relief from the SALDO application process for Limerick Garden of Memories contingent upon the Pennoni review letter dated July 1, 2009 and all other professional review letters.

Motion passed 4-0.

Sabol 78, LLC – Request for Relief of Land Development – Tom Smith, P.E. and Chrissy Sabol were in attendance to present the plan. The applicant is requesting relief from the land development process. The project proposes to convert an existing dwelling to commercial retail and to construct various site improvements. The project is located within the highway commercial district class 2 with the adjacent lot to the rear being located within the R-1 zoning district and the lot is to be serviced by the existing lateral and water service line. The professional review letters were discussed.

Motion was made by Mr. McCloskey, seconded by Mr. O'Connell, to recommend relief from the land development process only, and still need to comply with zoning and land development ordinances, for Sabol 78, LLC contingent upon the associated review letters. Mr. Hassan stated that the PennDOT requirements will be complied with and waiver requests will be added to the record plan.

Motion passed 4-0.

Zoning Hearing Board Advisories:

- ZHB #09-13: Application of Providence Oaks Development, LLC seeking zoning relief to convert the existing 1,322 sq. ft. residence to a dental office with a 1,540 sq. ft. addition, 19 space parking lot and connection to public water. No comment.
- ZHB #09-14: Application of CVS, seeking a variance to permit an electronic changeable-copy sign to display more than time and temperature. The Planning Commission recommended the Board of Supervisors send opposition to the Zoning Hearing Board for this application, because no other Pharmacy has electronic changeable signs and the concerns are location.

Planning Commission Comments: None.

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Public Comments: Ms. Chrisman stated that she wants packets delivered on Friday instead of Monday.

Adjournment: Under mutual consent, with no further business, the Planning Commission adjourned at 7:46 P.M.

Respectfully submitted,

Martena Roshon
Director of Community Planning