

A meeting of the Limerick Township Planning Commission was called to order by Lin Braddick, on Thursday, November 18, 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: Ken McLaughlin, Lin Braddick, Marta Pecharo, Greg Richardson, and Jonathan Traywick. Sam Barilla and Michael McCloskey were absent.

Others Present: Joseph J. McGrory, Esq., Township Solicitor, Khaled R. Hassan, P.E. - Township Engineer, and Martena Roshon, Director of Community Planning.

Consideration of Minutes: Motion was made by Ms. Pecharo, seconded by Mr. Richardson, to approve the 9/23/2010 minutes with the following corrections: page 2, first paragraph, second sentence should read “. . . removal of one (1) parking spot on the south side where there are more than ten (10) in a row, and to . . .”

Motion passed 3-0-2 with Mr. McLaughlin and Mr. Traywick abstaining from the vote.

Subdivision and Land Development:

Raymond & Bonnie Clarke #10-07: Susan Rice, Stout, Tacconelli & Associates, Robert Brant, Esq., and Raymond Clarke, applicant, were in attendance to present the plan. This project proposes to construct a solar panel field on a 20.40 acre tract of land located along Township Line Road. The applicant made a few presentations to the Board of Supervisors and made application to the Zoning Hearing Board. On September 22, 2010, the Zoning Hearing Board granted the applicant variances for use, fence height, building coverage, steep slopes, and the clearing of woodlands. Attorney Brant stated that they can comply in respect to all of the review letters with the exception of several waivers. A lengthy discussion ensued regarding the proposed project including landscaping and buffering. Members of the PC questioned if the fence had to be chain link with barbed wire on top and were assured that the type of fence was required per PUC regulations. The review letters were discussed at length.

Public Comment:

Keith Dasher, 63 Bartlett Drive, stated that he was concerned about the buffer, questioned the hours of construction, the quality of soil, and the guarantee of the buffer if the trees/shrubs die.

Mr. Hassan stated that the hours of construction will follow the Township Code, and the plantings will follow the maintenance period that guarantees everything that is planted.

Kathy Kelly ó questioned the buffering and if there will be shrubs in front of the fence.

Mr. Hassan stated that there is no shrubbery requirement and the required buffering is trees along the perimeter.

Mr. Clarke stated that he could line that part of the fence with arborvitae and make that a permanent buffer.

Mr. Hassan stated it is okay with him as long as the perimeter tree buffer is there.

Kathy Kelly ó questioned if there are any provisions for the solar farm should Mr. Clarke move on.

Mr. Clarke stated that he has made a \$12.5 million investment in this property and the payback on it is twelve years. The intent is that he will bequeath it to his children.

Mr. Dasher questioned on how it will connect to the grid and will there be any power lines/power poles.

Mr. Clarke stated that PECO poles run all the way along Township Line Road on that side of the roadway and will connect right into a pole.

Motion was made by Ms. Pecharo, seconded by Mr. McLaughlin, to recommend Preliminary/ Final Plan approval for Raymond and Bonnie Clarke, #10-07, contingent upon all issues delineated in the professional review letters. Ms. Braddick stated that it is very unusual for the Planning Commission to recommend this type of approval without a landscape plan. Mr. Hassan stated that he would make sure that the landscape plan is included in the plan that is to be recorded.

Motion passed 5-0.

Zoning Hearing Board Advisories:

- ZHB #10-11: Application of JJAY Partners, seeking a variance to allow auto repair including vehicle body repair and motor vehicle painting. Attorney McGrory and Attorney Brant explained that the application is going to be amended for building #1 only. No comment.

Old Business:

- Lewis Road Overlay Zoning and Subdivision and Land Development Ordinance Amendment

Attorney McGrory explained that this is an Ordinance that has already been seen by the Planning Commission with minor tweaks. Discussion ensued regarding the outcome of the landscape in this area.

Motion was made by Mr. Richardson, seconded by Ms. Pecharo, to recommend approval for the Lewis Road Overlay Zoning and Subdivision and Land Development Ordinance Amendment.

Motion passed 5-0.

New Business:

- Official Road Map Ordinance

Attorney McGrory explained that the Official Road Map shows the roads that the Township would like in order to plan for the future.

Motion was made by Mr. Traywick, seconded by Ms. Pecharo, to recommend approval for the Ordinance establishing and adopting an Official Road Map for Limerick Township.

Motion passed 5-0.

- CU #10-05: Corporate Fitness Center

Attorney McGrory asked the Planning Commission to recommend denial based on lack of information.

Motion was made by Mr. McLaughlin, seconded by Ms. Pecharo, to recommend denial due to insufficient information.

Motion passed 5-0.

Planning Commission Comments:

Ms. Braddick questioned if Costco researched a pedestrian link and if it is going to be added to the plan.

Mr. Hassan stated he will research it and get back to the Planning Commission.

Mr. Traywick questioned if it is normal for the solar farm not to have a landscape plan and hopes it was an exception.

Mr. Hassan stated that almost all prior projects had landscape plans. Sometimes, the applicant requests to be waived from having a landscape architect sign the plan for large projects. It is not the normal procedure nor will it be.

Public Comments:

Keith Dasher stated, to get more public input for Zoning purposes, he would like to see a change in notification of properties to be a certain radius rather than the adjacent properties. He also would like residents to be able to sign up for e-mail alerts regarding meeting agendas, minutes, and any newsletters that might be put out. Discussion ensued regarding the Township website.

Motion made by Mr. Traywick, seconded by Ms. Braddick, to recommend to the Board of Supervisors to consider e-mail alerts, discussion boards, or any technology, that would help notify the residents of Limerick Township about any meetings, dealings with the Planning Commission, Board of Supervisors, Zoning Hearing Board, or Community Events.

Motion passed 5-0.

Adjournment: Under mutual consent, with no further business, the Planning Commission adjourned at 8:41 P.M.

Respectfully submitted,

Daniel K. Kerr
Township Manager