



**LIMERICK TOWNSHIP**  
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A meeting of the Limerick Township Planning Commission was called to order by Keith Daywalt on Thursday, May 28, 2020 at 7:00 P.M. in the Public Meeting Room of the Limerick Township Municipal Building at 646 W. Ridge Pike, Limerick, PA 19468, and opened with the Pledge of Allegiance to the Flag. This meeting was advertised in The Mercury on January 14, 2020.

**Members Present:** Keith Daywalt, Greg Richardson, Ken McLaughlin, Mark Zasowski, Ryan Wall, and Marta Pecharo. Chris Haring was absent.

**Others Present:** Joseph J. McGrory Jr., Township Solicitor via wireless call; Theodore Dmytryk, P.E., Township Engineer; Greta Martin Washington, Director of Community Planning;

**Consideration of Minutes:** 1/23/2020

**Motion was made** by Mr. McLaughlin and seconded by Mr. Zasowski to approve the 1/23/2020 minutes as written. Motion passed 6-0-1 with Mr. Richardson abstaining.

Ms. Martin Washington noted that the applicant for RC: Weaver Property (#17-11) requested to be removed from the meeting's agenda.

**Subdivision and Land Development:**

**Gambone: Fox Ridge/Ruth addition (#19-03 P/F):** The applicant Mr. Theodore Kochen and engineer Mr. Thomas Ludgate presented the project which proposes the consolidation of four lots within the Fox Ridge Apartment complex at 614. W. Ridge Pike, in addition to the construction of a 2,400 SF community center office building in the Main Street Zoning District and 5,565 SF 8-unit apartment building in the R-5 Zoning District. Discussion ensued regarding accessways, waivers, and sidewalk connections on West Ridge Pike.

**Motion was made** by Mr. McLaughlin and second by Mr. Wall to recommend granting P/F approval conditioned upon compliance with the professional letters and waivers discussed. Motion passed unanimously.

**Scoupe deVille Land Development (#20-01 P/F):** The engineer Mr. Rob Hain and applicant Jim West presented the project which proposes to renovate and expand the existing building located at 460 N. Lewis Road located in the O/LI Office/Limited Industrial District and Lewis Road Conditional Use Overlay District to build an ice cream parlor and discussed waivers. Conversation ensued regarding lighting and landscape buffers, sidewalks, parking, and crosswalk patterns.

**Motion was made** by Ms. Pecharo and seconded by Mr. Richardson to grant preliminary/final approval subject to compliance with consultant reviews, waiver #6 regarding lighting to be deferred rather than installed with the waiver as requested, the applicant agree to access easement for shared driveway to be reviewed by the solicitor's office, and Mr. Richardson's recommendation for a continental cross walk pattern. Motion passed unanimously.

**Planning Commission Comments:** Mr. Wall asked when the Lewis Road sidewalk project would commence in relation to the Scoupe deVille Land Development.

**Public Comments:** None.

**Next PC Meeting Date:** June 25, 2020 at 7:00 P.M.

**Adjournment:** Motion was made by Mr. Daywalt, and carried unanimously under mutual consent, with no further business, to adjourn the Planning Commission meeting at 7:40 P.M.

Respectfully submitted,



Greta Martin Washington  
Director of Community  
Planning