



LIMERICK TOWNSHIP

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A meeting of the Limerick Township Planning Commission was called to order by Keith Daywalt on Thursday, June 25, 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, Chris Haring, Mark Zasowski, Ryan Wall, and Marta Pecharo. Ken McLaughlin 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: 5/28/2020

Motion was made by Mr. Richardson and seconded by Ms. Pecharo approve the 5/28/2020 minutes with a modification to the motion for the Scoupe deVille resolution. Motion passed 5-0-1 with Mr. Haring abstaining.

Subdivision and Land Development:

RC: Weaver Property (#17-11 F): The applicant Mr. Greg Graham and engineer Mr. Thomas Ludgate presented the project which proposes a fifteen-lot subdivision at Linfield Trappe and Royersford Road in the R-2 Low Density District. Outside agency permits were noted to be approved, as well as waiver requests were updated. Discussion ensued regarding the landscape buffer waiver with regard to tree care, the homeowner's association, road dedication, and fire lane maintenance.

Motion was made by Mr. Wall and second by Mr. Haring to recommend granting final approval conditioned upon compliance with the professional review letters and waivers discussed. Motion passed unanimously.

Limerick Plaza Phase II (#05-01B AP/F): Attorney Mr. Robert Brant and applicant Arne Anderson, as well as engineer Anand Bhatt presented the project which includes two restaurants (3,300 SF Freddie's and 9,130 SF MaGerks) and a 17,950 SF grocery store in the RB Retail Business District. The construction of the project will be phased with the restaurants first and the grocery store being built after. This amendment reduces the total SF and required parking from the original proposed 59,480 SF retail space approved on June 21, 2005. Discussion and questions ensued regarding the fire lane shared drive aisle at MaGerks, stop bar placement, interior sidewalks, and the lack of bypass lane at Freddie's.

The applicant became aware of some of the Planning Commission's concerns prior to the meeting and prepared an updated plan last revised 4/24/20 which depicted a revised fire lane fronting MaGerks, interior sidewalks, and added a yellow line on Freddie's drive through extending all the way through the parking lot to the drive through lane.

Motion was made by Ms. Pecharo and seconded by Mr. Wall to recommend amended preliminary/final approval subject to compliance with consultant reviews, circulation updates as shown on the 4/24/20 plan, and condition to revise stop bar placement in the plan. Motion passed 5-1.

Township Update: Ms. Martin Washington summarized planning proposals from the Board of Supervisors in June including a flower shop at 398 N. Lewis Road, the Kia dealership proposal at Provco lot 2, and a senior housing development at 545 N. Lewis Road.

Planning Commission Comments: Ms. Pecharo initiated a discussion regarding guidance on how to comment on future projects. Discussion ensued.

Public Comments: None.

Next PC Meeting Date: July 23, 2020 at 7:00 P.M.

Adjournment: Motion was made by Mr. Haring, and carried unanimously under mutual consent, with no further business, to adjourn the Planning Commission meeting at 8:15 P.M.

Respectfully submitted,



Greta Martin Washington
Director of Community Planning