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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

March 20, 2025

Brianna Costira, Planning Administrator
Limerick Township
646 West Ridge Pike
Limerick, PA 19468

Re: MCPC # 25-0037-001
Plan Name: Constellation Generator Rotor Storage Building
(1 lot, comprising 425 acres)
Situate: Evergreen Rd & Sanatoga Rd
Limerick Township

Dear Ms. Costira:

We have reviewed the above-referenced land development submission in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on February 19, 2025. We forward this letter as a report of our review.

BACKGROUND

Constellation Energy Generation, LLC, has submitted an application to construct a storage building on their Limerick Generating Station nuclear power plant property in Limerick Township. This land development proposal comprises a new 5,088 square foot building to be used for generator rotor storage, impacting about one acre of previously disturbed land, which is currently used as surface parking for the Limerick Generating Station. The total area of the parcel is 425 acres in size in the southwest corner of Limerick Township, currently zoned U - Utilities. The site is accessed from Evergreen and Sanatoga Roads and has internal roadways and surface parking. On-site and off-site traffic patterns are not likely to be dramatically altered by the construction of the storage building, even considering the proposed reduction of 22 parking spaces; the site has plenty of parking to accommodate current employees. The applicant has further addressed site circulation by submitting an adequate Emergency Access Plan including vehicular turning movements.

COMPREHENSIVE PLAN COMPLIANCE

The land use development proposal was reviewed for consistency with municipal and county comprehensive plans, including *Montco 2040* (2021) and the Limerick Township Comprehensive Plan (2009).

Montgomery County's comprehensive plan, Montco 2040, designates the future land use of the site as a Business Area, while the Limerick Comprehensive Plan designates the future land use of the development site for Utilities. The proposed construction of a storage building to support existing business operations is consistent with the existing and future land use. We believe that this land development application is compliant with both *Montco 2040* and the Limerick Comprehensive Plan.

RECOMMENDATION/CONCLUSION

The Montgomery County Planning Commission (MCPC) supports the applicant's proposal without additional comment. Due to the existing intensity of development on site, the location of the proposed storage building in relation to the parcel size, and the lack of creation of new impervious area, the proposal does not raise concerns among MCPC planning staff.

Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files. Please print the assigned MCPC number (#25-0037-001) on any plans submitted for final recording.

Sincerely,

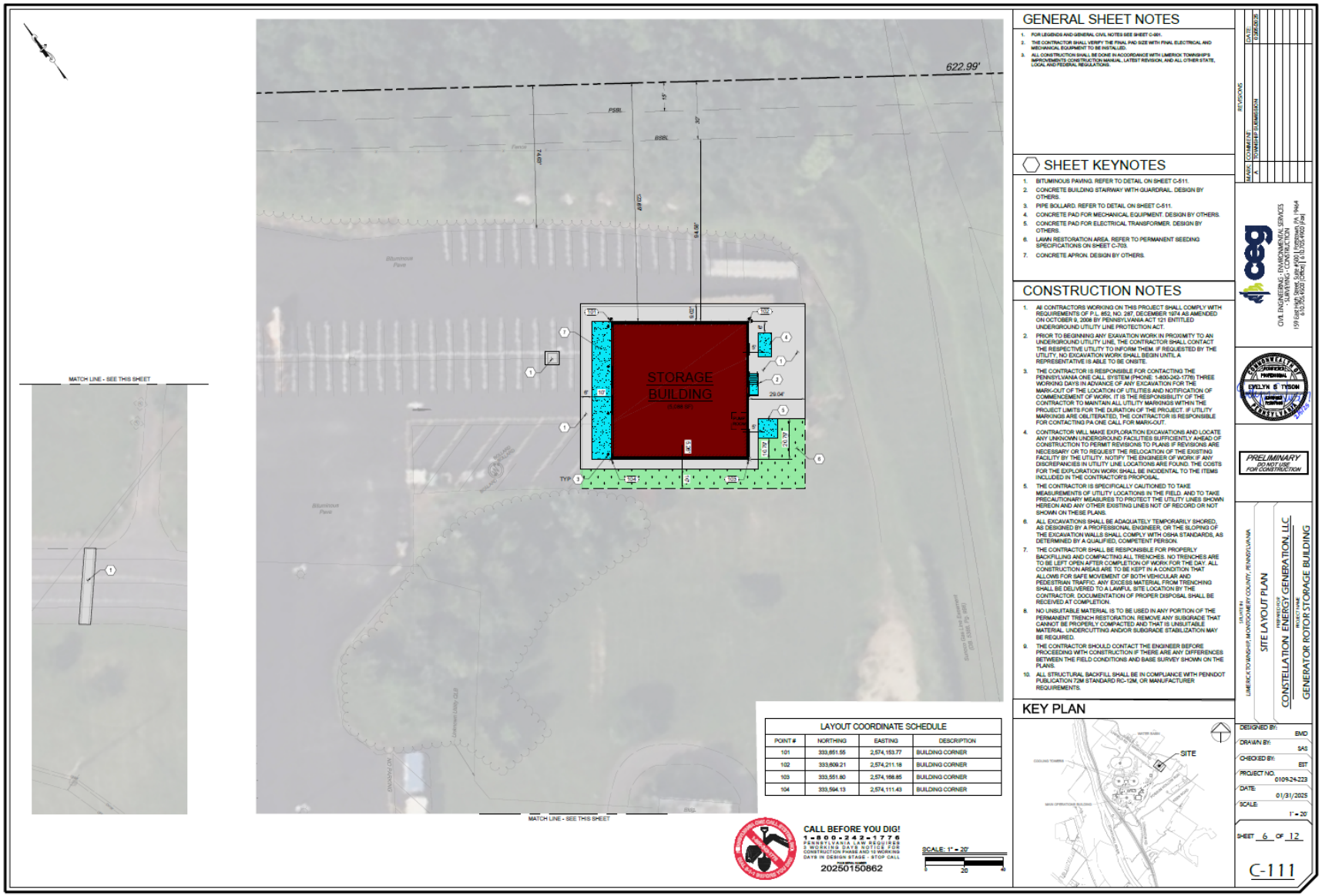


Austen Torres Davis, Transportation Planner II
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c: Constellation Energy Generation, LLC, Applicant
James McCoskey, Applicant's Contact
Greta Martin Washington, Director of Community Planning & Zoning Officer

Attachments: (1) Site Plan
(2) Aerial

Site Plan – 3146 Sanatoga Rd, Limerick Township



Tax Map - 3146 Sanatoga Rd, Limerick Township



Constellation Generator Rotor Storage Building
MCPC#250037001

Montgomery
County
Planning
Commission
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Aerial photography provided by Nearmap