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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

March 28, 2025

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

Re: MCPC # 25-0044-001
Plan Name: 181 Limerick Center Road
(1 lot comprising 9.13 acres)
Situate: 181 Limerick Center Road, near W. Cherry Lane
Limerick Township

Dear Ms. Costira:

We have reviewed the above-referenced land development proposal in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on February 26, 2025. We forward this letter as a report of our review.

BACKGROUND

T.P. Trailers, Inc. has submitted a land development plan to construct an office, shop, and warehouse within the O/LI – Office/Limited Industrial zone. T.P. Trailers specializes in the manufacture, sale, and repair of trucks, trailers, and related components. The building is planned to be 25,034 square feet in size, with provisions for a possible future expansion of 6,848 square feet. The remainder of the 9.13-acre property will include 44 parking spaces, vehicle staging, outdoor storage, stormwater infiltration basins, and landscaped areas. Notable landscape features include a wetland area in the western portion of the property and a variety of plantings to buffer the site from surrounding residences. The plan also calls for a sidewalk along Limerick Center Road which will connect to nearby sidewalks, and a 10-foot-wide trail on the western side of the property running parallel to Route 422.

COMPREHENSIVE PLAN COMPLIANCE

The land use development proposal was reviewed for consistency with municipal and county comprehensive plans, including *Montco 2040: A Shared Vision* (2015) and the Limerick Township Comprehensive Plan (2009).

Montgomery County's comprehensive plan, *Montco 2040: A Shared Vision*, 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 as a business center adjacent to the Airport Business Growth Area. The proposed construction

of a new building to support the expansion of a local business is consistent with both the existing and future land use. We find that this land development application complies with both *Montco 2040* and the Limerick Comprehensive Plan. Additionally, the provision of a 10-foot-wide trail and sidewalk connections are consistent with Limerick Township's Greenways & Trails Master Plan (2013).

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal, however, in the course of our review we have identified the following issue that the applicant and municipality may wish to consider prior to final plan approval. Our comments are as follows.

REVIEW COMMENTS

LANDSCAPE AND ENVIRONMENTAL

1. The security fence on the northern side of the property should be positioned further from the wetland edge to avoid impacting the area. The applicant and township should agree upon wetland delineation before any development occurs as the exact boundary of the wetland should inform the location of fences and other landscaping features.

2. Due to the proximity of the stormwater infiltration areas to the wetland, the applicant should ensure the grading does not encroach upon or negatively impact the wetland.

3. The security fence on the eastern side of the property is positioned between the business and the vegetated buffer. The applicant is strongly encouraged to include a door for ease of access to and maintenance of the plantings.

4. For the aesthetic benefit of the adjacent residential properties, we would request that the applicant rearrange the plantings so that the provided deciduous trees are located on the outer edge of the property closer to the adjacent homes, ensuring they are visible and not obstructed by the proposed evergreen plantings.

5. The applicant and township should agree on measures to prevent oil runoff into the stormwater system to protect the water quality of the nearby wetlands and streams.

6. We recommend that the applicant provide a table showing land use and dimensional compliance, including the impervious area percentage, so that the township can verify compliance with the relevant zoning code provisions.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal, but we believe that our suggested revisions will better achieve Limerick Township's planning objectives for commercial development. Please note that the recommendation contained in this report is advisory to the municipality and the municipality will make final disposition of the approval of any proposal.

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 (#25-0044-001) on any plans submitted for final recording.

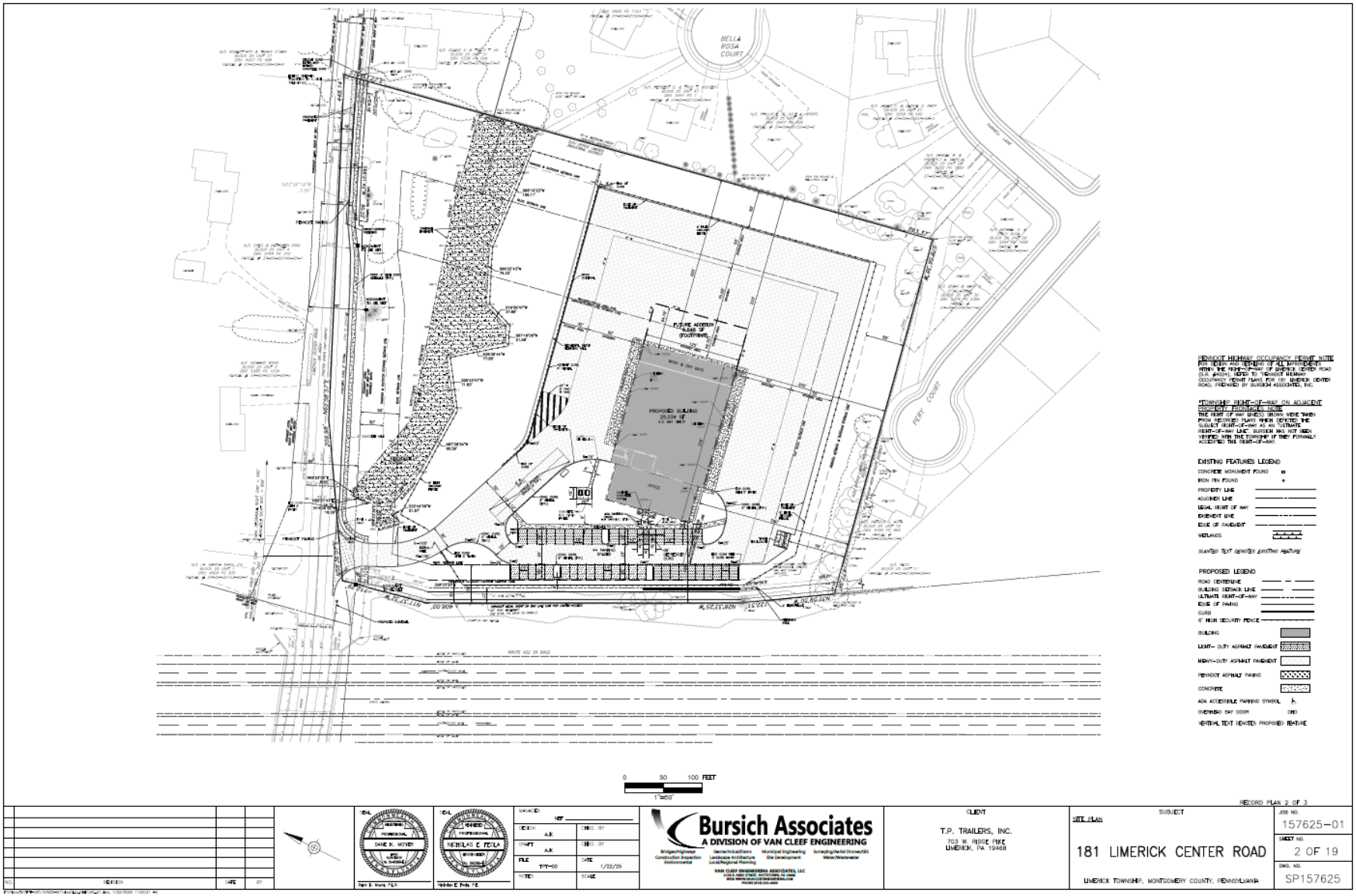
Sincerely,



Austen Torres Davis, Transportation Planner II
Austen.torres.davis@montgomerycountypa.gov - (610) 278-3638

c: T.P. Trailers, Inc., Applicant
Nicholas E. Feola, Applicant representative, Van Cleef Engineering
Greta Martin Washington, Dir. Comm. Planning & Zoning Officer, Limerick Township
Christopher J. Haring, Chair Limerick Township Planning Commission

Site Plan – 181 Limerick Center Road, Limerick Township



Aerial - 181 Limerick Center Road, Limerick Township



181 Limerick Center Road
MCPC#250044001

Montgomery County Planning Commission

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