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Montgomery County
Planning Commission

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Scott France, AICP
Executive Director

July 23, 2026

Ms. Brianna Costira, Planning Administrator
Limerick Township
646 West Ridge Pike
Limerick, Pennsylvania 19468

Re: MCPC #26-0182-001
Plan Name: Lot 9 Industrial Parkway
(1 lot comprising 1.87 acres)
Parcel ID: 37-00-01241-24-3
Situate: Industrial Parkway (south side of roadway near Penn Road)
Limerick Township

Dear Ms. Costira:

We have reviewed the above-referenced subdivision and land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on June 25, 2026. We forward this letter as a report of our review.

BACKGROUND

The applicant, Willison St. Amigos I, LLC, has submitted a subdivision and land development proposal to build an automobile repair facility at Industrial Parkway, a cul-de-sac road connecting to Penn Road near Ridge Pike. This proposal is on Parcel 37-00-01241-24-3, a 1.87-acre lot on the south side of Industrial Parkway near Penn Road. The proposal includes a 12,000-square-foot building hosting the automobile repair shop, with this building containing a two-story, 1,520-square-foot office, 2 small bays measuring 20 feet by 31 feet, and 5 large bays measuring 20 feet by 100 feet. In addition, the proposal also includes a parking lot with two entrances/exits connecting to Industrial Parkway and 32 spaces, including spaces for trailers; a well at the front of the property; a sidewalk connecting the parking spaces closest to the office to the office entrance; a 2,500-gallon sanitary holding tank next to the building; an infiltration basin, site saver water quality unit, and retaining wall at the back of the property; and planted trees along Industrial Parkway and the boundaries of the property. The proposal is in the Office/Limited Industrial (O/LI) Base Zoning District as well as the Airport Overlay Zoning District.

COMPREHENSIVE PLAN COMPLIANCE

Montco 2040: A Shared Vision, the Montgomery County Planning Commission's 2015 comprehensive plan, includes this parcel in the Designated Growth Area on its development potential map and the Business Area on its future land use map. The Designated Growth Area includes the most logical places in the county for future growth and development, and almost all new non-residential development should be in these areas. The Business Area future land use includes employment-oriented development, including offices, research facilities, and industrial parks, as well as small-scale retail and service businesses and higher-density residential development.

In addition, the 2009 Limerick Township Comprehensive Plan includes this parcel in the Airport Business Area. The plan states that the Airport Business Area is a great place in Limerick Township for offices and business parks adjacent to the Limerick Airport, and the plan calls for office and light industrial development in the area.

Because this development proposal is for an automobile repair facility in an industrial area, the Montgomery County Planning Commission (MCPC) finds this project to be consistent with *Montco 2040* Comprehensive Plan and the 2009 Limerick Township Comprehensive Plan.

RECOMMENDATION AND COMMENTS

MCPC generally supports the applicant's proposal; however, in the course of our review, we have identified the following issues that the applicant and Limerick Township may wish to consider prior to final plan approval. Our comments are as follows:

WATER AND SEWER SERVICE

1. The applicant is proposing a 2,500-gallon sanitary holding tank next to the building. This area is not currently in the public sewer service area, so the surrounding properties appear to be relying on holding tanks. However, holding tanks are not the ideal long-term solution, as they are temporary sewage storage and disposal systems because it only holds the waste and does not treat it or disperse it. Because the long-term solution for sewer service in this area is public sewer, MCPC recommends Limerick Township consider planning for sewer in this area.

2. The buffer zone of the proposed well extends onto the adjacent property. As a result, the applicant and the adjacent property owner should enter into an agreement to maintain the integrity of this buffer zone, primarily to ensure that nothing harmful is installed in the ground in the buffer area. In addition, the Montgomery County Department of Public Health should approve any proposed encroachment in the well buffer area.

ZONING

According to the Limerick Township Zoning Map, this parcel is in the Airport Overlay Zoning District, in addition to the Office/Limited Industrial Base Zoning District. The applicant should denote that their proposal is in the Airport Overlay Zoning District in the zoning table of their Layout and Geometry Plan and ensure that the proposal meets the requirements of this overlay district.

PEDESTRIAN INFRASTRUCTURE

1. The applicant has requested a waiver for installing a sidewalk along Industrial Parkway. While there are currently no sidewalks along Industrial Parkway, the area could continue to redevelop in the future which would bring an opportunity for sidewalks to be constructed in this area. Because of this opportunity, we recommend that the township not approve the sidewalk waiver requested by the applicant and require sidewalk along Industrial Parkway.

2. In addition to the sidewalk, the applicant should also add high-visibility, continental crosswalks across the two driveways of the property and ADA ramps properly aligned with these crosswalks.

3. Alternatively, should sidewalks ultimately not be required, the applicant should consider the needs of the people who would be working at the auto repair shop. The applicant could install a macadam trail on the property to give the opportunity for employees to take a walk during their lunch break.

STORMWATER MANAGEMENT

The applicant is proposing an underground infiltration basin at the back of the property under the parking lot. The applicant should have an operation and maintenance agreement for the underground basin to ensure it functions properly for its entire lifetime.

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.

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 #26-0182-001 on any plans submitted for final recording.

Sincerely,

Russell Livolsi

Russell Livolsi, Transportation Planner II
Russell.Livolsi@montgomerycountypa.gov - 610-278-3638

c: Willison St. Amigos I, LLC, Applicant
Joel D. Comanda, Inland Design, Applicant's Engineer
Daniel Kerr, Township Manager
Greta Martin Washington, Dir., Township Community Planning
William DeGideo, Chrm., Township Planning Commission
Timothy Haas, Assistant Township Manager

Attachments: A. Aerial View of Site
B. Copy of Overall Site Plan



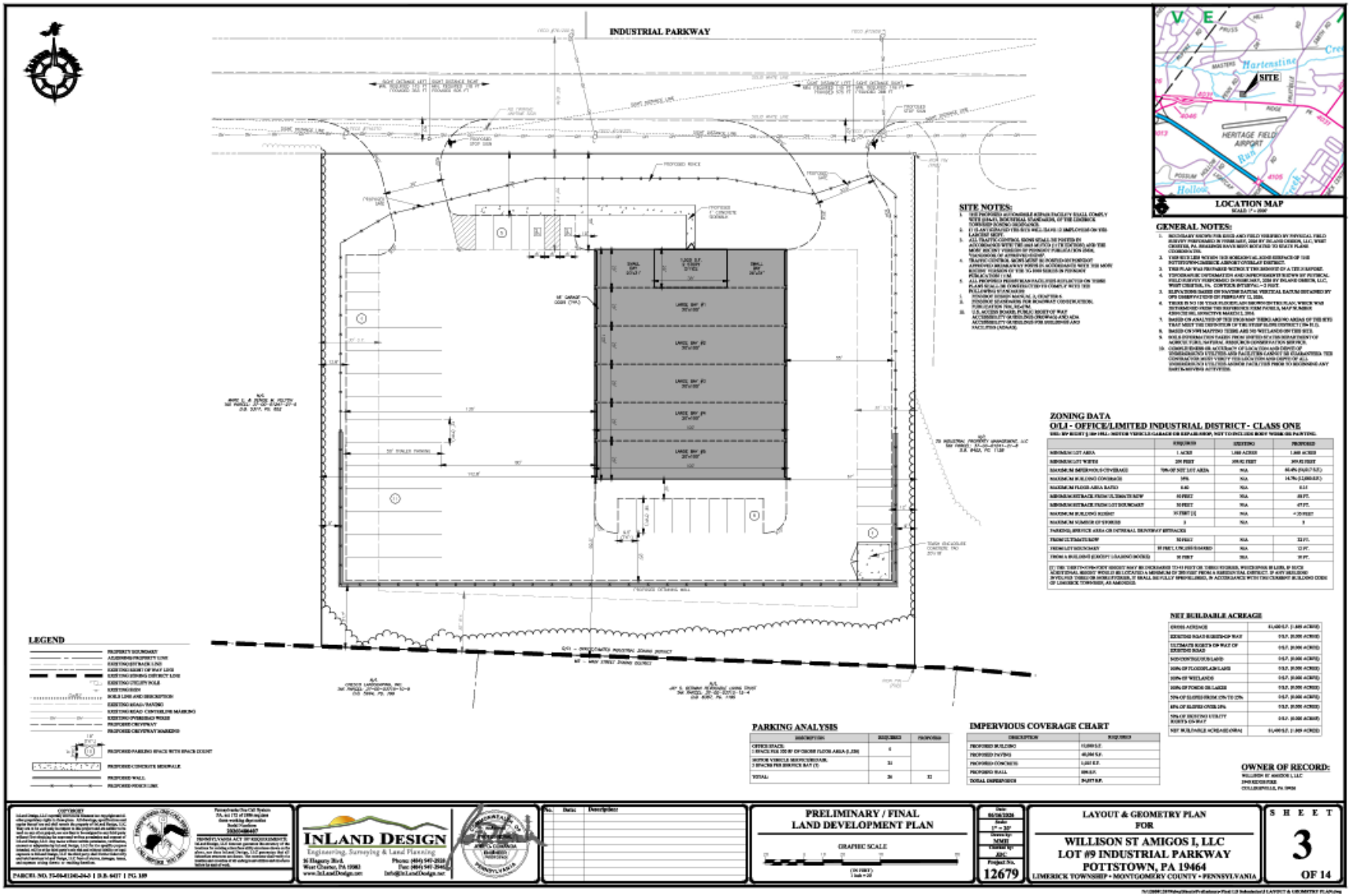
Lot 9 Industrial Parkway
MCPC #26-0182-001

Montgomery County Planning Commission

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www.montcopa.org/plancom
Aerial Imagery provided by Nearmap


INDUSTRIAL PARKWAY
LOCATION MAP
SITE NOTES:
GENERAL NOTES:
ZONING DATA
OLI - OFFICE/LIMITED INDUSTRIAL DISTRICT - CLASS ONE
LEGEND
PARKING ANALYSIS
IMPERVIOUS COVERAGE CHART
NET BUILDABLE ACREAGE
OWNER OF RECORD:
WILLISON ST AMIGOS I, LLC
INLAND DESIGN
Engineering, Surveying & Land Planning
PRELIMINARY / FINAL
LAND DEVELOPMENT PLAN
GRAPHIC SCALE
LAYOUT & GEOMETRY PLAN
FOR
WILLISON ST AMIGOS I, LLC
LOT #9 INDUSTRIAL PARKWAY
POTTSTOWN, PA 19464
LIMERICK TOWNSHIP • MONTGOMERY COUNTY • PENNSYLVANIA
Project No.
12679
SHEET
3
OF 14