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Montgomery County
Planning Commission

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Scott France, AICP
Executive Director

May 22, 2026

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

Re: MCPC #26-0115-001
Plan Name: 1 Penn Road
(1 lot comprising 1.00 acres)
Parcel ID: 37-00-03418-00-1
Situate: Northwest corner of Penn Road at Ridge Pike
Limerick Township

Dear Ms. Costira:

We have reviewed the above-referenced subdivision and land development in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on April 27, 2026. We forward this letter as a report of our review.

BACKGROUND

Kenneth W. Sperring, Jr. has submitted a subdivision and land development proposal to build a gravel parking lot at 1 Penn Road. This proposal is on parcel 37-00-03418-00-1, a one-acre lot on the northwest corner of the Ridge Pike and Penn Road intersection. The proposal includes a gravel parking lot with a paved driveway connecting to Penn Road, a gate at the driveway to control access to the parking lot, and a fence surrounding the entire parking lot. The parking lot is approximately 25,700 square feet in size and will be used to store trucks. The proposal is in the Main Street (MS) Base Zoning District as well as the Airport Overlay Zoning District.

On April 22nd, 2026, the Limerick Township Zoning Hearing Board granted this proposal the following variances from the township's Zoning Ordinance:

- Sections 184-230, 184-234(B)(2), and 184-234(B)(8): To permit the proposed use of the property;
- Section 184-234(A): To reduce the required 20-foot buffer area along the perimeter;
- Section 184-234(B)(5): To allow for outdoor storage within vehicle parking spaces and/or drive aisles;
- Section 184-234(B)(6): To deviate from the screening requirements for outdoor storage;

- Section 184-234(B)(8): To permit storage up to the parking setbacks;
- Section 184-234(B)(10): To permit storage of vehicles in excess of 12 feet in height; and
- Section 184-234(B)(11): To permit 45 percent of the total net lot area to be used as an outdoor display and storage when a maximum of 20 percent is permitted.

These variances are granted provided that the maximum height restriction for vehicles is 15 feet, slated fencing is installed along Ridge Pike and Penn Road, loose tire storage is prohibited, and the improvement and use of the property is consistent with the testimony and evidence provided during the hearing and is otherwise compliant with all applicable laws, ordinances, and regulations not modified by these variances.

COMPREHENSIVE PLAN COMPLIANCE

Montco 2040: A Shared Vision, the Montgomery County Planning Commission's 2015 comprehensive plan, includes most of 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 these parcels 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 a gravel parking lot in an area where the local and county plans support the development of office space and industrial space, the Montgomery County Planning Commission (MCPC) finds this project to not be consistent with *Montco 2040* Comprehensive Plan and the 2009 Limerick Township Comprehensive Plan.

RECOMMENDATION

MCPC acknowledges inconsistencies with this proposal and the county and township comprehensive plans, but recognizes the variances approved for this application that will allow for this proposed use. 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:

COMMENTS

ZONING

According to the Limerick Township Zoning Map, this parcel is in the Airport Overlay Zoning District, in addition to the Main Street Base Zoning District. The applicant should denote that their proposal is in the Airport Overlay Zoning District in the zoning portion of their plan's General Notes Sheet and ensure that the proposal meets the requirements of this overlay district.

PEDESTRIAN INFRASTRUCTURE

According to Section 155-15(D) of the Limerick Township Subdivision and Land Development Ordinance, sidewalks of at least 4 feet in width are required along Ridge Pike and along all local roads, including Penn Road. Because of this requirement we recommend that the applicant installs these sidewalks.

STORMWATER MANAGEMENT

According to the applicant's Post Construction Stormwater Management Plan, the stormwater will drain from the stone pit under the gravel parking lot to the nearby unnamed tributary of the Hartenstine Creek. Limerick Township should ensure that the design of the release rates from the underground detention basin and the drainage path to the tributary ensure that erosion does not occur. If the stormwater is released at volumes and velocities that cause erosion of the drainage path, then the stormwater would carry sediment into the tributary and degrade its streambed.

CONCLUSION

We recommend that municipal officials consider the issues raised in this letter.

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 #26-0115-001 on any plans submitted for final recording.

Sincerely,

Russell Livolsi

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

c: Kenneth W. Sperring, Jr., Applicant
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

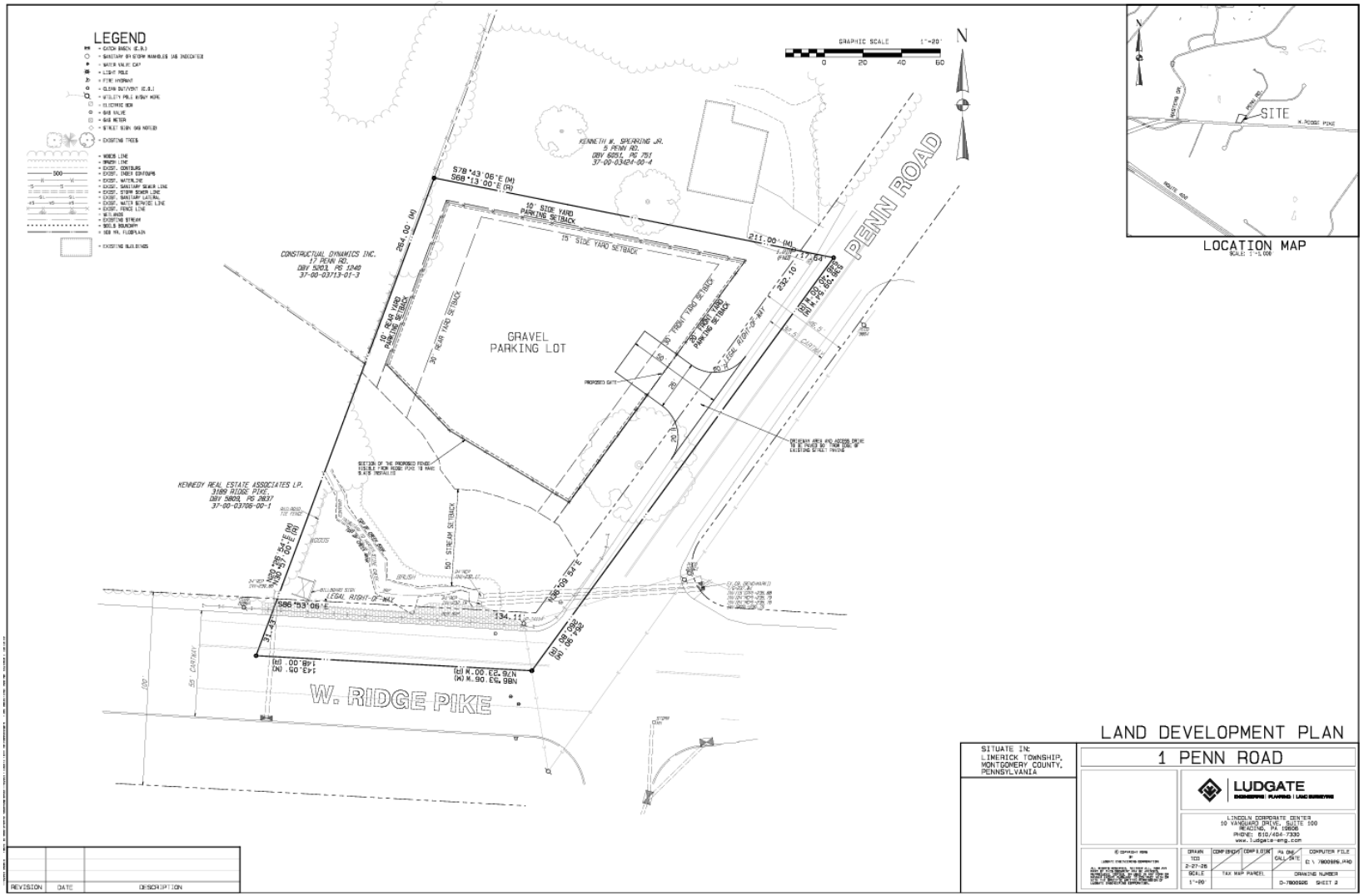


1 Penn Road
MCPC #26-0115-001

Montgomery
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Planning
Commission
Montgomery County Courthouse - Planning Commission
PO Box 311 Norristown PA 19401-0311
(p) 610 278-3722 (f) 610 278-3941
www.montcopa.org/plancom
Aerial Imagery provided by Nearmap

0 50 100 Feet

N


LEGEND
GRAPHIC SCALE
1"=20'
0 20 40 60
N
PENN ROAD
W. RIDGE PIKE
GRAVEL
PARKING LOT
KENNETH M. SPERRING JR.
5 PENN RD.
DBV 6025, PG 751
37-00-03424-00-4
CONSTRUCTUAL DYNAMICS INC.
17 PENN RD.
DBV 5893, PG 1249
37-00-03713-01-3
KENNEDY REAL ESTATE ASSOCIATES LP.
3189 RIDGE PIKE
DBV 5809, PG 2837
37-00-03706-00-1
S78°43'06"E (M)
S68°13'00"E (R)
284.00' (M)
211.00' (M)
232.10'
S86°53'06"E
134.11'
N.00°22'26"W
N.90°E0'98"W
148.00' (M)
143.05' (R)
LOCATION MAP
SCALE 1"=1,000
SITE
LAND DEVELOPMENT PLAN
SITUATE IN:
LIMERICK TOWNSHIP,
MONTGOMERY COUNTY,
PENNSYLVANIA
1 PENN ROAD
LUDGATE
ENGINEERS | PLANNERS | LAND SURVEYORS
LINCOLN CORPORATE CENTER
10 VANGUARD DRIVE, SUITE 100
READING, PA 19606
PHONE: 610/404-7330
www.ludgate-eng.com
DRAWN
TDS
DATE
2-27-26
SCALE
1"=60'
TAX MAP PARCEL
COMPUTER FILE
D:\7800896.PWG
DRAWING NUMBER
D-7800896 SHEET 3
REVISION
DATE
DESCRIPTION