

**WORCESTER TOWNSHIP BOARD OF SUPERVISORS WORK SESSION
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
WEDNESDAY, JANUARY 17, 2018 – 6:30 PM**

CALL TO ORDER by Chair DeLello at 6:30 PM

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT: RICK DELELLO [X]
SUSAN CAUGHLAN [X]
STEVE QUIGLEY [X]

INFORMATIONAL ITEMS

- Tommy Ryan, Township Manager, announced that following this evening’s meeting the Board of Supervisors will meet in Executive Session to discuss a matter of potential litigation regarding an alleged nuisance complaint.

PUBLIC COMMENT

- Chair DeLello noted public comment would be received following this evening’s presentation.

PRESENTATIONS

Center Point Village Zoning Ordinance – Charlie Schmehl, the Township’s Consultant Planner for the Center Point Village Zoning Ordinance Assessment, presented his recommendations for Member comment.

Mr. Schmehl commented on the convenience store with gasoline sale use. Mr. Schmehl commented on discussions with the Planning Commission, and the need to establish of controls so to minimize any adverse impact this use may have in the Village.

Mr. Schmehl noted the preliminary plan submission at the Palmer property, and the extent to which this plan is now vested.

Mr. Brant commented on past litigation regarding permitted hours of operation for certain uses in the Village, and current case law on this point.

Supervisor Caughlan commented on uses permitted at a single lot. Mr. Brant commented on the use determination of a convenience store with gasoline sales.

Supervisor Caughlan commented on limitations to regulating an entity's branding and trademark colors. Supervisor Caughlan commented on vehicle circulation at a convenience store with gasoline sales.

Mr. Schmehl commented on the issuance of liquor licenses in the Commonwealth, and on the municipal regulation of same.

Mr. Brant commented on the preliminary plan submission at the Palmer property, and possible discussions between the Owner and the Township regarding development options at this location. Supervisor Quigley commented on the benefit of discussions between the Owner and the Township regarding development options at this location.

Mr. Schmehl stated he did not recommend retaining the standing ordinance in Center Point Village, but rather to proceed with the adoption of the proposed ordinance, and to "fine tune" this ordinance as might be required in the future.

Mr. Schmehl commented on proposed residential densities. Supervisor Caughlan noted the residential density permitted under standing ordinance, and commented on the use of transfer development rights.

PUBLIC COMMENT

- Jim Mollick, Worcester, commented on the assignment of transfer development rights at the Worcester Gold Course, the proposed allowance of transfer development rights in Center Point Village, the Township's working with Center Point Village landowners, the allowance of a convenience store with gasoline sales use in the Village, land use law, and the Township proactively working to address problems.

OTHER BUSINESS

- There was no other business discussed at this evening's Work Session.

ADJOURNMENT

There being no further business brought before the Board, Chair DeLello adjourned the Work Session at 7:23 PM.

Respectfully Submitted:

Tommy Ryan
Township Manager