

MEETING MINUTES

WORCESTER TOWNSHIP PLANNING COMMISSION

Fairview Village Assembly Hall, Fairview Village, PA
Thursday, January 23, 1992 7:30 P.M.

Attendees:

Joseph J. Nolan, Township Engineer/Zoning Officer
Frank A. D'Lauro, Jr.
John R. Harris
Alden P. Hendricks
Peter G. Schlotterer
Patricia A. Quigley

John H. Graham, Chairman, Board of Supervisors
Phyllis A. Brown, Township Admin. Assistant

The minutes of the December 19, 1991 meeting were accepted.

ELECTION OF OFFICERS

The following officers were elected by unanimous vote:

Alden P. Hendricks, Chairman
John R. Harris, Vice-Chairman
Peter G. Schlotterer, Secretary

SCHEDULE OF MEETING DATES FOR 1992

Schedule was approved as follows:

January 23	July 23
February 27	August 27
March 26	September 24
April 23	October 22
May 28	November 19
June 25	December 17

ANNUAL REPORT FOR 1991

The members of the commission approved the annual report for 1991.

REVIEW OF CONCEPTUAL DESIGN OF "OLD MILL ESTATES"

Member Quigley presented an alternative conceptual design sketch for the "Old Mill Estates" development which was drafted by Randall Arendt of the Natural Lands Trust at the request of the Commission. Mr. Nolan pointed out that in many particulars, such as lot size, common driveways, road widths, etc., the design would not conform to Worcester's existing zoning ordinance. Copies of the sketch were given to Mr. Graham and Mrs. Brown for the Board of Supervisor's information and consideration. If the Board of Supervisors finds the design desirable, the Commission recommends that it be reviewed by the Township solicitor, Mr. Garrity, for an opinion on whether the design is feasible for negotiation with the Developer. This opinion should address Mr. Nolan's concerns about setting unwanted precedents which could be taken advantage of by future developers. Conditional on these

findings, the Commission recommends presenting the design to the Developer for his consideration.

BIDS FOR COMPREHENSIVE PLANS

Proposals for comprehensive plan assistance submitted by the Delta Group, Montgomery County Planning Commission, and the Natural Lands Trust were accepted. The Commission decided that the members needed time to review the proposals individually before they could discuss and agree on a recommendation to the Board of Supervisors.

The meeting was adjourned at 8:50.

MEETING MINUTES

WORCESTER TOWNSHIP PLANNING COMMISSION

Fairview Village Assembly Hall, Fairview Village, PA

Thursday, March 26, 1992 7:30 PM

Attendees:

Joseph J. Nolan, Township Engineer/Zoning Officer

Frank A. D'Lauro, Jr.

Alden P. Hendricks

Peter G. Schlotterer

Patricia A. Quigley

Phyllis Brown, Township Administrative Assistant

Montgomery County Planning Commission Members:

John S. Cover, Associate Director

Suzanne Sutro, Principal Planner

The minutes of the February 27, 1992 meeting were accepted.

COMPREHENSIVE PLAN CONFERENCE

Mr. Cover and Ms. Sutro reviewed goals set forth in the 1971 Township Comprehensive Plan, the 1978 MCPC Montgomery County plan, and the 1989 Delaware Valley Regional Planning Commission regional projection to the year 2010 as background for up-dating. The MCPC is engaged in data gathering and will furnish copies of a revised Township map for information and the Township's planning input. The next meeting on April 23, 1992 will focus on goals and on identifying areas most suitable for small lot development, as well as areas appropriate for conservation and other land uses.

OLD BUSINESS:

Subdivision applications of Dave Markel c/o Martech Medical Products, (Old Mill Estates), 1500 Delp Drive, Harleysville, PA, phone 256-8833. Owner of record, Margaret E. Markel, Green Hill Road, Worcester, PA 19490. Attorney, George C. Brady, Esq., 18 W. Airy St., Norristown, PA, phone 275-5555. Total acres 90.34. Situate: Northeast of Green Hill Road and Kriebel Mill Road and Fawn Road and Green Hill Road, Southwest of Skippack Pike, per plan of Stout, Taconelli and Associates, Inc., 1744 Sumneytown Pike, PO Box 1191, Kulpsville, PA 19443. Plan dated March 12, 1992.

The applicant was represented by Mr. Richard B. Lobko, Project Engineer, who presented a Cluster Design Sketch Plan dated March 12, 1992. Mr. Cover and Ms. Sutro participated

in the discussion of possible improvements. Mr. Lobko will acquaint his client with the comments made and consult with him on previous suggestions made by the Board of Supervisors and the Township Engineer. According to Mr. Lobko, a decision to go forward with a cluster plan is contingent on economic considerations and on concern that necessary zoning changes might delay the project.

No approval action was taken.

NEW BUSINESS: Subdivision Plan - Felix Peter Vagnoni

Owner of record/applicant Felix Peter Vagnoni, 1047 Windy Hill Road, Fairview Village, PA 19403-1024. Two lots comprising 170,642 sq. feet to be divided into approximately 60,000 sq. feet for lot number one and 110,642 sq. feet for lot number two. Situate: northwest of Windy Hill Road. Per plan of George B. Stanbridge Associates, 110 East Walnut Street, North Wales, PA. Preliminary plan dated 01/26/91.

The applicant represented himself with the aid of his agent, Edmund Moyer. Mr. Vagnoni gave property history on which the property configuration is based.

No action was taken pending review and comments by the Township Engineer.

The meeting was adjourned at 9:47 PM.

MEETING MINUTES

WORCESTER TOWNSHIP PLANNING COMMISSION

Fairview Village Assembly Hall, Fairview Village, PA
Thursday, April 23, 1992 7:30 PM

Attendees:

Frank A. D'Lauro, Jr.
John R. Harris
Alden P. Hendricks
Peter G. Schlotterer

Montgomery County Planning Commission Members:

John S. Cover, Associate Director
Suzanne Sutro, Principal Planner

The minutes of the March 26, 1992 meeting were accepted.

COMPREHENSIVE PLAN

MCPC presented a color-keyed land use map with an overlay of agricultural security area farms and an overlay of potential and actual public sewer areas. MCPC will furnish a slide of the map for the WPC viewing and study. A workshop session was scheduled for 7 PM, May 19, 1992, at the Fairview Assembly Hall to discuss land use planning suggestions by the MCPC and WPC.

OLD BUSINESS:

Subdivision applications of Dave Markel c/o Martech Medical Products, (Old Mill Estates), 1500 Delp Drive, Harleysville, PA, phone 256-8833. Owner of record, Margaret E. Markel, Green Hill Road, Worcester, PA 19490. Attorney, George C. Brady, Esq., 18 W. Airy St., Norristown, PA, phone 275-5555. Total acres 90.34. Situate: Northeast of Green Hill Road and Kriebel Mill Road and Fawn Road and Green Hill Road, Southwest of Skippack Pike, per plan of Stout, Taconelli and Associates, Inc., 1744 Sumneytown Pike, PO Box 1191, Kulpsville, PA 19443. Plan dated March 12, 1992.

The applicant's representatives, George Brady and Richard Lobko, made comments on suggestions made by the WPC at the March 26, 1992 meeting on their open space plan and gave alternatives. The WPC requested that a preliminary plan be finalized and submitted to the Township for review.

OTHER BUSINESS: Maynard Rothenberger, Merrymead Farms

A conceptual plan for enlargement of the Merrymead Farm Market was presented by Mr. Cliff Stout of Stout, Taconelli and Associates to the WPC for preliminary comments. The Commission reacted unfavorably to the magnitude of the expansion to a commercial development along Valley Forge Road going beyond a reasonable definition of "Farm Market".

The meeting was adjourned at 9:50 PM.

MEETING MINUTES

WORCESTER TOWNSHIP PLANNING COMMISSION

Fairview Village Assembly Hall, Fairview Village, PA
Tuesday, May 19, 1992 7:00 PM

Attendees:

Frank A. D'Lauro, Jr.
John R. Harris
Alden P. Hendricks
Patricia A. Quigley
Peter G. Schlotterer

Montgomery County Planning Commission Members:

John S. Cover, Associate Director
Suzanne Sutro, Principal Planner

The MCPC presented maps and tabulations of the present land uses and possible accommodation of future development in accordance with existing zoning in the Fairview, Center Point, and Cedars areas. Discussions centered on which areas are most appropriate for development to attain an adequate mix of housing alternatives while retaining the relative openness of the Township. An in-progress map of approved, under construction, and proposed projects was also shown, and slides will be furnished to the WPC when it is completed. A tentative date of June 11, 1992 at 7 PM was set for a special meeting to discuss recommendations to be made by the MCPC on lot sizes and housing types needed by the Township to fulfill its obligations under the Municipal Planning Code. It is essential that the Township Solicitor and Township Engineer participate in this meeting to furnish guidance.

The meeting was adjourned at 9:15 PM.

start
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WPC
Minutes 5/19/92

AP#
5/20/92

The MPC presented maps and tabulations of the present land uses and possible accommodation of future development in accordance with existing zoning in the Fairview, Center Point, and Cedars areas. Discussions centered on which areas were most appropriate for development to attain an adequate mix of housing alternatives while retaining the relative openness of the township. An ^{interim} map ^{of progress} approved, under construction, and proposed projects was also shown and slides will be furnished to the WPC when it is completed. A tentative date of June 11, 1992 at 7 PM was set for a special meeting to discuss recommendations to be made by the MPC on lot sizes and housing types needed by the township to fulfill its obligations under the Municipal Planning Code. It is essential that the township solicitor and township engineer participate in this meeting to furnish guidance.

The meeting was adjourned at 9:15 PM.

MEETING MINUTES

WORCESTER TOWNSHIP PLANNING COMMISSION

Fairview Village Assembly Hall, Fairview Village, PA

Thursday, ~~April 23~~, 1992

~~7:30~~ PM

May 19,

7:00

Attendees:

Frank A. D'Lauro, Jr.

John R. Harris

Alden P. Hendricks

Peter G. Schlotterer

Patricia A. Quigley

Montgomery County Planning Commission Members:

John S. Cover, Associate Director

Suzanne Sutro, Principal Planner

Start ↓

MEETING MINUTES

WORCESTER TOWNSHIP PLANNING COMMISSION

Fairview Village Assembly Hall, Fairview Village, PA

Thursday, May 28, 1992 7:30 PM

Attendees:

Joseph J. Nolan, Township Engineer/Zoning Officer
Frank A. D'Lauro, Jr.
John R. Harris
Alden P. Hendricks
Patricia A. Quigley
Peter G. Schlotterer

Phyllis Brown, Township Administrative Assistant

The minutes of the April 23, 1992 meeting were accepted.

NEW BUSINESS

1. EVANGELICAL LUTHERAN CHURCH OF TRINITY - SUBDIVISION

Owner of record - James H. Jr., and Sandra G. Plummer, 1201 N. Trooper Road, Norristown, PA 19403. Applicant, Evangelical Lutheran Church of Trinity. Three (3) lots comprising approximately forty (40) acres. Situate: east of Valley Forge Road, west of Trooper Road. Per plan of Czop/Spector, Inc., P.O. Box 669, Worcester, PA. Preliminary Plan dated 05/05/92.

The applicant was represented by Kenneth V. Farrall, engineer of Czop/Spector, Inc. The Commission expressed concern about the traffic impact if main access is from Valley Forge Road and suggested that access from Trooper Road be investigated. The Commission was told that the church is the only facility being requested for the site.

A motion was made by Harris that the Evangelical Lutheran Church be given preliminary approval based on plans as presented and conditioned on meeting all the comments of the Township Engineer's review, also followed by approval of final subdivision plans by the Planning Commission - seconded by Quigley and passed unanimously.

2. MERRYMEAD FARM - LAND DEVELOPMENT

Owner/Applicant - Maynard G. & Betty J. Rothenberger, 2222 Valley Forge Road, Worcester, PA. Total tract acreage, one-hundred twenty (120) acres. Situate: south of Morris Road, east of Valley Forge Road. Per plan of Stout, Tacconelli & Associates, Inc., 1744 Sumneytown Pike, Kulpsville, PA 19433. Plan dated 04/13/92.

No one representing Merrymead attended the meeting. The expansion plan had not been reviewed by the Township Engineer, and no action was taken. The Commission is against commercial development of the Valley Forge Road corridor and holds that the Merrymead plans are an attempt to expand a commercial enterprise in an agricultural zone far beyond the limits of "farm market" conditional use. The Commission will review the history of the evolution of the Merrymead operation to determine if its present activities are within the limits of use previously granted by the Township.

OTHER BUSINESS

The MCPC Sample Ordinance for "Open Space Residential Development Standards" was reviewed. The MCPC will be asked to incorporate the Commission's desired revisions.

A comprehensive planning workshop meeting with the MCPC on June 11, 1992 at 7 PM was confirmed by the Chairman.

Notice was given Commission members that an executive session will be held at 7 PM before the regular 7:30 PM meeting on June 25, 1992.

The meeting was adjourned at 9:03 PM.

MEETING MINUTES

WORCESTER TOWNSHIP PLANNING COMMISSION

Fairview Village Assembly Hall, Fairview Village, PA
Wednesday, June 24, 1992 7:00 PM

Attendees:

James J. Garrity, Esquire, Township Solicitor
Frank A. D'Lauro, Jr.
John R. Harris
Alden P. Hendricks
Patricia A. Quigley
Peter G. Schlotterer

Montgomery County Planning Commission Member (MCPC):
John S. Cover, Associate Director

The MCPC has made a fair share analysis. Mr. Cover explained the results to members of the Commission and to Mr. James J. Garrity, Township Solicitor. Mr. Garrity commented that in the short term he considered it imperative that the Township provide zoning for 1/2, 3/4 and one acre lots, and that the Township should consider lowering the lot area requirement in the "AGR" Agricultural District. He concluded, however, that lowering the "AGR" lot area requirement was not a planning function and that he would make this recommendation directly to the Board of Supervisors. It was decided that the next step in designating appropriate areas for higher densities should be consideration of the possibility for providing commensurate sewage facilities. A special meeting will be scheduled with Mr. Joseph Nolan, Township Engineer, to discuss the ramifications of sewer availability.

The meeting was adjourned at 9:55 PM.

MEETING MINUTES

WORCESTER TOWNSHIP PLANNING COMMISSION

Fairview Village Assembly Hall, Fairview Village, PA
Thursday, June 25, 1992 7:00 PM

Attendees:

Joseph J. Nolan, Township Engineer
Frank A. D'Lauro, Jr.
John R. Harris
Alden P. Hendricks
Patricia A. Quigley
Peter G. Schlotterer

Phyllis Brown, Township Administrative Assistant

The minutes of the May 28, 1992 meeting were accepted.

OLD BUSINESS:

1. OLD MILL ESTATES - SUBDIVISION

Subdivision application of Dave Markel c/o Martech Medical Products, (Old Mill Estates), 1500 Delp Drive, Harleysville, PA, phone 256-8833. Owner of record, Margaret E. Markel, Green Hill Road, Worcester, PA 19490. Attorney, George C. Brady, Esq., 18 W. Airy St., Norristown, PA, phone 275-5555. Total acres 90.34. Situate: Northeast of Green Hill Road and Kriebel Mill Road and Fawn Road and Green Hill Road, Southwest of Skippack Pike, per plan of Stout, Tacconelli and Associates, Inc., 1774 Sumneytown Pike, PO Box 1191, Kulpsville, PA 19443. Plan dated May 27, 1992.

The applicant was represented by Mr. Joseph Pizonka. The Commission voted unanimously on a motion made by John Harris and seconded by D'Lauro to recommend approval of the Sketch Plan of May 27, 1992 with the following provisions:

1. Restoration of four lots with cul-de-sac adjacent to Green Hill Road and Skippack Pike similar to the layout of Lots 12, 13, 14 and 15 on the March 12, 1992 revision of the Sketch Plan. (These lots would replace lots numbered 23, 24 and 25 on the May 27, 1992 revision and result in a total of 25 lots as originally requested).

2. Recommendation that all roadside buffer areas, as well as other open space, be dedicated to the Township rather than parceled to lots as easements. (The Commission envisions these areas to be designed for natural growth requiring a minimum of maintenance).

3. Maintain public road widths, but if necessary, widen only to the minimum extent necessary. The intent is to retain the country character of Green Hill, Kriebel Mill and Fawn Roads. Also consider minimizing widths of internal

roads (cul de-sacs) consistent with other considerations that may apply.

2. MERRYMEAD FARM - LAND DEVELOPMENT

Owner/Applicant - Maynard G. and Betty J. Rothenberger, 2222 Valley Forge Road, Worcester, PA. Total tract acreage, one-hundred twenty (120) acres. Situate: south of Morris Road, east of Valley Forge Road. Per plan of Stout, Tacconelli & Associates, 1744 Sumneytown Pike, Kulpsville, PA 19433. Plan dated 04/13/92.

The Applicant represented himself with the assistance of Brooke Aker, attorney, Cliff Stout, engineer, Dick Drysbach, planner, and four family members.

Mr. Rothenberger, in an extended statement, said the proposed expansion is necessary to support the farm and the Rothenberger families, and gave a review of special activities, achievements, and the families' demonstrated commitment to farming in Worcester.

The Commission chose to discuss the concept rather than the details of the plans presented. The focus of the comments was on the impact in the immediate area and the implications for the future of the Township as a whole. The principal objections to the expansion were as follows:

1. It is not clear that the operation would qualify as a farm market under Township ordinances or whether the property should be subject to conforming or non-conforming restrictions. It appears that the expansion would multiply the volume of non-site produced products.

2. The expansion would create a de-facto commercial area outside of the established commercial centers in Center Point and Fairview Village. The Commission sees this as a possible encouragement to others to seek to establish enterprises in areas unsuitable to rational development of the Township.

3. The agricultural and residential identity of that area along Valley Forge Road would be compromised. The large building and extensive parking lot in close proximity to the road would be perceived as a shopping center with all its attendant activity and traffic.

The application was tabled until the next regular meeting.

NEW BUSINESS

1. ELLICK PROPERTY - PRELIMINARY SKETCH PLAN T3
Plan dated April 14, 1992

The applicant was represented by Mr. Edmund Mullin, attorney, and Mr. E. Van Rieker, planner. The Commission indicated that, other than the comments in the Township Engineer's review letter of June 25, 1992, its main concern was that the project be adequately buffered from Skippack Pike and adjacent properties. The representatives agreed that landscaping would meet requirements of the Commission's proposed Landscaping Ordinance and that berms on Skippack Pike would be designed to give a natural appearance similar to those installed by Merck, Sharp & Dohme on West Point Pike. It was stated that the development would be shielded completely from Skippack Pike and to the extent possible from the Valley Green area.

OTHER BUSINESS

LANDSCAPING ORDINANCE

The Commission decided to insert a petition in the Minutes urging the Board of Supervisors to take prompt action on the Commission's proposed Landscaping Ordinance. The proposal was originally submitted in June, 1991, and the Commission replied to comments in October, 1991. The Commission feels that the Ordinance is vital to improving the quality of developments and that action has been unreasonably delayed.

The meeting was adjourned at 9:40 PM.

MEETING MINUTES

WORCESTER TOWNSHIP PLANNING COMMISSION

Fairview Village Assembly Hall, Fairview Village, PA
Wednesday, July 8, 1992 7:00 PM

Attendees:

Joseph J. Nolan, Township Engineer/Zoning Officer
Frank A. D'Lauro, Jr.
John R. Harris
Alden P. Hendricks
Patricia A. Quigley
Peter G. Schlotterer

Montgomery County Planning Commission Members (MCPC):

John S. Cover, Associate Director
Brian O'Leary, Senior Planner

The minutes of the June 24, 1992 meeting were accepted.

The MCPC presented a map of prime agricultural soils in Worcester Township and an overlay of the farms that are participants in the Agricultural Security Area. Mr. Cover stated that Worcester has a viable farming industry, and every effort should be made to preserve it. Mr. O'Leary explained transfer of development rights (TDR) as one method of retaining farms.

A map of existing sewer areas and the areas that could be served by potential expansion of the existing facilities was studied. Mr. Nolan discussed the possible ultimate capacities. The Commission favored three areas that appear to be most feasible for coordination of sewers and small lot development: (1) The southern strip of the Township from Fairview Village East through Fairview Village West; (2) The Center Point area; (3) The northeastern area of the Township along North Wales Road for consideration in the future. The MCPC will investigate the usable land in those areas, factoring in environmental limitations, etc., and propose a small lot development plan.

The next planning session will be held at the August regular meeting if the agenda for that meeting will permit.

The meeting was adjourned at 8:40 PM.

MEETING MINUTES

WORCESTER TOWNSHIP PLANNING COMMISSION

Fairview Village Assembly Hall, Fairview Village, PA

Thursday, July 23, 1992 7:30 PM

Attendees:

Frank A. D'Lauro, Jr.

John R. Harris

Alden P. Hendricks

Patricia A. Quigley

Peter G. Schlotterer

Phyllis Brown, Township Administrative Assistant

The minutes of the June 25, 1992 meeting were accepted.

OLD BUSINESS - MERRYMEAD FARM, LAND DEVELOPMENT

Owner/Applicant - Maynard G. & Betty J. Rothenberger, 2222 Valley Forge Road, Worcester, PA. Total tract acreage, one-hundred twenty (120) acres. Situate: south of Morris Road, east of Valley Forge Road. Per plan of Stout, Tacconelli & Associates, 1744 Sumneytown Pike, Kulpsville, PA 19433. Plan dated 04/13/92.

John Harris made a motion that the application be denied. There was no second to the Harris motion, and a new motion was requested. Patricia Quigley made a motion that was seconded by Schlotterer that the Commission recommend denial of the application as proposed and that the Commission request that any new application or submissions be presented to the Commission for further review. The Quigley motion passed by a vote of 4 -0. Harris abstained.

The meeting was adjourned at 8:30 PM.

MEETING MINUTES

WORCESTER TOWNSHIP PLANNING COMMISSION

Fairview Village Assembly Hall, Fairview Village, PA
Wednesday, September 9, 1992 7:00 P.M.

Attendees:

Joseph J. Nolan, Township Engineer/Zoning Officer
Frank A. D'Lauro, Jr.
John R. Harris
Alden P. Hendricks
Patricia A. Quigley
Peter G. Schlotterer

MONTGOMERY COUNTY PLANNING COMMISSION (MCPC) MEMBERS:

John S. Cover, Associate Director
Brian O'Leary, Senior Planner

The minutes of the July 8, 1992 meeting were accepted.

COMPREHENSIVE PLAN

Mr. O'Leary presented maps of those areas the MCPC considers most amenable to higher density development and those areas most worthy of preservation. The commission indicated its preferences of areas for higher development but will give further study to the selection of preservation areas. Mr. O'Leary will talk to Mr. James Garrity, Township Solicitor, to obtain his opinion of the MCPC's estimates of the number of small lot and apartment units derived by the MCPC on a fair share basis and particularly whether he confirms his previous opinion that the number of apartment units already zoned is adequate.

Sketch plans of the proposed DiPrinzio Subdivision of property on Germantown Pike and Church Road were presented to the Commission by Mr. DiPrinzio and his engineer, Steve Marinelli of Urwiler & Walter, Inc. for consideration of small lot development on the site. Whether small lot units at this location would be appropriate, and the possibility of providing sewerage from the Berwick Place sewer system were discussed. The Commission gave no opinion on the basis that overall planning must be done before an expression on a particular site can be given.

Another planning meeting will be scheduled when the MCPC has reworked its recommendations and the Commission formulated its plans for open space preservation.

NEW BUSINESS: JOHNSON TRACT SUBDIVISION

Owner of record, Natalie and Elaine Johnson, 1636 Berks Road, Norristown, PA 19403. Applicant, Richard and Betty Jane Bauman, 2650 Bean Road, Worcester, PA 19490. Two (2) lots comprising thirty four (34) acres. Situate: west of Whitehall Road, south of Skippack Pike. Per plan of Czap/Specter, Inc., Worcester, PA. Plan dated 03/20/90, last revised 07/27/92.

Motion was made by D'Lauro and seconded by Harris to approve the plan subject to the comments of the Township Engineer. The motion was passed unanimously.

Meeting adjourned at 9:35 P.M.

(9/9/92 meeting)

ARJ
9/16/92

Planning COMPREHENSIVE PLAN.

Insert #1

Mr. O'Leary presented maps of ^{those} areas the MCPC considers most amenable to higher density development and those areas most worthy of preservation. The Commission indicated its preferences of areas for higher development ~~and~~ but will give further study to the selection of preservation areas. Mr. O'Leary will talk to Mr. James Gararty, Township Solicitor, to obtain his opinion of the MCPC's estimate of the number of small lot and apartment units derived by the MCPC on a fair share basis and ~~whether the number of~~ he confirms his previous opinion that the number of apartment units already zoned is adequate.

particularly

Sketch plans of the ^{proposed} Di Prinzio Subdivision of property on Germantown Pike and Church Road were presented to the Commission by Mr. Di Prinzio and his engineer, Steve Marinelli of Urwriter & Walter, Inc. for consideration of small lot development on the site. ~~Whether the appropriateness of small lot units at this location and the possibility of providing sewerage from the Berwick Place sewer system were discussed.~~ The Commission gave no opinion on the basis that overall planning must be done before an expression on a particular site can be given.

would be appropriate

Another planning meeting will be scheduled when the MCPC has reworked its recommendations and the Commission formulated its plans for open space preservation.

JOHNSON TRACT

Owner of record, Natalie and Elaine Johnson, 1636 Berks Road, Norristown, PA 19403. Applicant, Richard and Betty Jane Bauman, 2650 Bean Road, Worcester, PA 19490. Two (2) lots comprising thirty four (34) acres. Situate: west of Whitehall Road, south of Skippack Pike. Per plan of Czop/Specter, Inc., Worcester, PA. Plan dated 03/20/90, last revised 07/27/92.

Insert
#2

insert
#3

Motion was made by D'Lauro and seconded by Harris to approve the plan subject to the comments of the Township Engineer. The motion was passed unanimously.

MEETING MINUTES

WYOMING TOWNSHIP PLANNING COMMISSION
Fairview Village Assembly Hall, Fairview Village, PA
Wednesday, September 9, 1992 7:00 PM

Attendees:

Joseph J. Nolan, Township Engineer / Zoning Officer
Frank A. D'Laura, Jr
John R. Harris
Alden P. Hendricks
Patricia A. Quigley
Peter G. Schlotteler

Montgomery County Planning Commission Members (MCP):
John S. O'Neil, Associate Director
Brian O'Heary, Senior Planner

The minutes of the July 8, 1992 meeting were accepted.

COMPREHENSIVE PLAN

Insert #1

NEW BUSINESS Johnson Tract Subdivision

Insert #2

Insert #3

Meeting adjourned at 9:35

MEETING MINUTES

WORCESTER TOWNSHIP PLANNING COMMISSION

Fairview Village Assembly Hall, Fairview Village, PA.

Wednesday, September 9, 1992 7:00 P.M.

Attendees:

Joseph J. Nolan, Township Engineer/Zoning Officer
Frank A. D'Lauro, Jr.
John R. Harris
Alden P. Hendricks
Patricia A. Quigley
Peter G. Schlotterer

MONTGOMERY COUNTY PLANNING COMMISSION (MCPC) MEMBERS:

John S. Cover, Associate Director
Brian O'Leary, Senior Planner

The minutes of the July 8, 1992 meeting were accepted.

COMPREHENSIVE PLAN

Mr. O'Leary presented maps of those areas the MCPC considers most amenable to higher density development and those areas most worthy of preservation. The commission indicated its preferences of areas for higher development but will give further study to the selection of preservation areas. Mr. O'Leary will talk to Mr. James Garrity, Township Solicitor, to obtain his opinion of the MCPC's estimates of the number of small lot and apartment units derived by the MCPC on a fair share basis and particularly whether he confirms his previous opinion that the number of apartment units already zoned is adequate.

Sketch plans of the proposed DiPrinzio Subdivision of property on Germantown Pike and Church Road were presented to the Commission by Mr. DiPrinzio and his engineer, Steve Marinelli of Urwiler & Walter, Inc. for consideration of small lot development on the site. Whether small lot units at this location would be appropriate, and the possibility of providing sewerage from the Berwick Place sewer system were discussed. The Commission gave no opinion on the basis that overall planning must be done before an expression on a particular site can be given.

Another planning meeting will be scheduled when the MCPC has reworked its recommendations and the Commission formulated its plans for open space preservation.

NEW BUSINESS: JOHNSON TRACT SUBDIVISION

Owner of record, Natalie and Elaine Johnson, 1636 Berks Road, Norristown, PA 19403. Applicant, Richard and Betty Jane Bauman, 2650 Bean Road, Worcester, PA 19490. Two (2) lots comprising thirty four (34) acres. Situate: west of Whitehall Road, south of Skippack Pike. Per plan of Czop/Specter, Inc., Worcester, PA. Plan dated 03/20/90, last revised 07/27/92.

Motion was made by D'Lauro and seconded by Harris to approve the plan subject to the comments of the Township Engineer. The motion was passed unanimously.

Meeting adjourned at 9:35 P.M.

MEETING MINUTES

WORCESTER TOWNSHIP PLANNING COMMISSION

Fairview Village Assembly Hall, Fairview Village, PA
Thursday, September 24, 1992 7:30 P.M.

Attendees:

Frank A. D'Lauro, Jr.
John R. Harris
Alden P. Hendricks
Patricia A. Quigley
Peter G. Schlotterer

The minutes of the July 23, 1992 were accepted.

OLD BUSINESS:

EVANGELICAL LUTHERAN CHURCH OF THE TRINITY

Owner of record - James H. Jr., and Sandra G. Plummer, 1201 N. Trooper Road, Norristown, PA 19403. Applicant, Evangelical Lutheran Church of The Trinity. Three (3) lots comprising approximately forty (40) acres. Situate: east of Valley Forge Road, west of Trooper Road. Per plan of Czop/Spector, Inc., P.O. Box 669, Worcester, PA. Sketch Plan dated 06/18/92

The plan was summarized by Mr. Kenneth Farrell, Engineer and Mr. Wally Wolff, Architect, in preparation for finalizing the land development plan. The commission will furnish a draft copy of the proposed township landscape ordinance for their guidance. The commission suggested that unused land on the site be utilized for farming or woodlands in keeping with the rural setting of the church. The commission generally indicated that the layout and architecture proposed are acceptable.

NEW BUSINESS: None

Meeting adjourned at 8:10 P.M.

MEETING MINUTES

WORCESTER TOWNSHIP PLANNING COMMISSION

Fairview Village Assembly Hall, Fairview Village, PA
Thursday, September 24, 1992 7:30 P.M.

Attendees:

Frank A. D'Lauro, Jr.
John R. Harris
Alden P. Hendricks
Patricia A. Quigley
Peter G. Schlotterer

The minutes of the July 23, 1992 were accepted.

OLD BUSINESS:

EVANGELICAL LUTHERAN CHURCH OF THE TRINITY

Owner of record - James H. Jr., and Sandra G. Plummer, 1201 N. Trooper Road, Norristown, PA 19403. Applicant, Evangelical Lutheran Church of The Trinity. Three (3) lots comprising approximately forty (40) acres. Situate: east of Valley Forge Road, west of Trooper Road. Per plan of Czop/Spector, Inc., P.O. Box 669, Worcester, PA. Sketch Plan dated 06/18/92

The plan was summarized by Mr. Kenneth Farrell, Engineer and Mr. Wally Wolff, Architect, in preparation for finalizing the land development plan. The commission will furnish a draft copy of the proposed township landscape ordinance for their guidance. The commission suggested that unused land on the site be utilized for farming or woodlands in keeping with the rural setting of the church. The commission generally indicated that the layout and architecture proposed are acceptable.

Meeting adjourned at 8:10 P.M.

MEETING MINUTES

WORCESTER TOWNSHIP PLANNING COMMISSION

Fairview Village Assembly Hall, Fairview Village, PA
Thursday, September 24, 1992 7:30 PM

Attendees:

Frank A. D'hauro, Jr.

John R. Harris

Alden P. Hendricks

Patricia A. Quigley

Peter G. Schlotterer

The minutes of July 23, 1992 meeting were accepted.

OLD BUSINESS: EVANGELICAL LUTHERAN CHURCH OF THE
EVANGELICAL LUTHERAN CHURCH OF TRINITY

insert #1

insert No 1

Owner of record - James H. Jr., and Sandra G. Plummer, 1201 N. Trooper Road, Norristown, PA 19403. Applicant, Evangelical Lutheran Church of Trinity. Three (3) lots comprising approximately forty (40) acres. Situate: east of Valley Forge Road, west of Trooper Road. Per plan of Czop/Spector, Inc., P.O. Box 669, Worcester, PA. Sketch Plan dated 6/18/92

insert #2

in preparation for finalizing the land development plan. The Commission will furnish a draft copy of the proposed township landscaping ordinance for their guidance. The Commission suggested that unused land on the site be utilized for farming or woodlands in keeping with the rural setting of the Church. The Commission generally indicated that the lay out and architecture proposed are acceptable.

Meeting adjourned 8:10 PM

pc
MEETING MINUTES

WORCESTER TOWNSHIP PLANNING COMMISSION

Fairview Village Assembly Hall, Fairview Village, PA
Thursday, September 24, 1992 7:30 P.M.

Attendees:

Frank A. D'Lauro, Jr.
John R. Harris
Alden P. Hendricks
Patricia A. Quigley
Peter G. Schlotterer

The minutes of the July 23, 1992 were accepted.

OLD BUSINESS:

EVANGELICAL LUTHERAN CHURCH OF THE TRINITY

Owner of record - James H. Jr., and Sandra G. Plummer, 1201 N. Trooper Road, Norristown, PA 19403. Applicant, Evangelical Lutheran Church of The Trinity. Three (3) lots comprising approximately forty (40) acres. Situate: east of Valley Forge Road, west of Trooper Road. Per plan of Czop/Spector, Inc., P.O. Box 669, Worcester, PA. Sketch Plan dated 06/18/92

The plan was summarized by Mr. Kenneth Farrell, Engineer and Mr. Wally Wolff, Architect, in preparation for finalizing the land development plan. The commission will furnish a draft copy of the proposed township landscape ordinance for their guidance. The commission suggested that unused land on the site be utilized for farming or woodlands in keeping with the rural setting of the church. The commission generally indicated that the layout and architecture proposed are acceptable.

NEW BUSINESS: None

Meeting adjourned at 8:10 P.M.

MEETING MINUTES

WORCESTER TOWNSHIP PLANNING COMMISSION

Fairview Village Assembly Hall, Fairview Village, PA
Wednesday, October 14, 1992 7:00 P.M.

Attendees:

Frank A. D'Lauro, Jr.
John R. Harris
Alden P. Hendricks
Patricia A. Quigley
Peter G. Schlotterer

Montgomery County Planning Commission (MCPC) Members:

John S. Cover, Associate Director
Brian O'Leary, Senior Planner

The minutes of the September 9, 1992 meeting were accepted.

COMPREHENSIVE PLAN

The commission worked on selecting areas of the Township it considered most suitable for small lot residential growth and possible dwelling densities appropriate to those areas. The MCPC presented an analysis of the characteristics of the Townships significant areas of undeveloped land. A planning meeting to discuss land preservation will be held on Thursday, October 29, 1992.

Meeting adjourned at 9:35 P.M.

Insert #1

The Commission worked on selecting areas of the Township it considered most suitable for small lot residential growth and ^{residential} dwelling densities appropriate to those areas. The MCPC presented an analysis of the characteristics of the Township's significant areas of undeveloped land. A planning meeting to discuss land preservation will be held on Thursday, October 29, 1992.

MEETING MINUTES

WORCESTER TOWNSHIP PLANNING COMMISSION

Fairview Village Assembly Hall, Fairview Village, PA

Wednesday, October 14, 1992 7:00 P.M.

Attendees:

Frank A. D'hauro, Jr.

John R. Harris

Alden P. Hendricks

Patricia A. Quigley

Peter G. Schlottner

MONTGOMERY COUNTY PLANNING COMMISSION (MOPC) MEMBERS:

John S. Cover, Associate Director

Brian O'Leary, Senior Planner

The minutes of the September 9, 1992 meeting were accepted.

COMPREHENSIVE PLAN

Insert #1

Meeting adjourned at 9:35 P.M.

MEETING MINUTES

WORCESTER TOWNSHIP PLANNING COMMISSION

Fairview Village Assembly Hall, Fairview Village, PA
Wednesday, October 14, 1992 7:00 P.M.

Attendees:

Frank A. D'Lauro, Jr.
John R. Harris
Alden P. Hendricks
Patricia A. Quigley
Peter G. Schlotterer

Montgomery County Planning Commission (MCPC) Members:

John S. Cover, Associate Director
Brian O'Leary, Senior Planner

The minutes of the September 9, 1992 meeting were accepted.

COMPREHENSIVE PLAN

The commission worked on selecting areas of the Township it considered most suitable for small lot residential growth and possible dwelling densities appropriate to those areas. The MCPC presented an analysis of the characteristics of the Townships significant areas of undeveloped land. A planning meeting to discuss land preservation will be held on Thursday, October 29, 1992.

Meeting adjourned at 9:35 P.M.

MEETING MINUTES

WORCESTER TOWNSHIP PLANNING COMMISSION

Fairview Village Assembly Hall, Fairview Village, PA

Thursday, October 22, 1992 7:30 P.M.

Attendees:

John R. Harris
Alden P. Hendricks
Peter G. Schlotterer

The minutes of the September 24, 1992 meeting were accepted.

OLD BUSINESS:

PROPOSED LANDSCAPE ORDINANCE

Mr. James J. Garrity's letter of October 1, 1992, to the Board of Supervisors was discussed. Mr. Hendricks and Mr. Harris will prepare a final draft of the ordinance incorporating all comments and revisions to date for review by the Worcester Township Planning Commission at its regular business meeting of November 19, 1992.

NEW BUSINESS:

ORDINANCE NO.'S 92-128 AND 92-129

A motion by Mr. Harris, seconded by Mr. Schlotterer, to recommend approval of these ordinances was passed by a unanimous vote.

Meeting was adjourned at 8:05 P.M.

MEETING MINUTES

WORCESTER TOWNSHIP PLANNING COMMISSION

Fairview Village Assembly Hall, Fairview Village, PA

Thursday, October 22, 1992 7:30 PM

Attendees:

John R. Harris

Alden P. Handrick's

Peter G. Schlötterer

The minutes of the September 24, 1992 meeting were accepted.

OLD BUSINESS: PROPOSED LANDSCAPE ORDINANCE

Insert #1

NEW BUSINESS: ORDINANCES NO.'S 92-128 AND 92-129

Insert #2

Meeting was adjourned at 8:05 PM

Old Business: Proposed Landscape Ordinance

Mr. James J. Garrity's letter of October 1, 1992, to the Board of Supervisors was discussed. Hendricks and Harris will prepare a final draft of the ordinance incorporating all comments and revisions to date for review by the Worcester Township Planning Commission at its regular business meeting on November 19, 1992.

insert #1

New Business: Ordinances No's 92-128 and 92-129.

A motion by Harris, seconded by Schlotterer, to recommend approval of these ordinances was passed by unanimous vote.

insert #2

MEETING MINUTES

WORCESTER TOWNSHIP PLANNING COMMISSION

Fairview Village Assembly Hall, Fairview Village, PA
Thursday, October 29, 1992 7:00 P.M.

Attendees:

Worcester Township Planning Commission (WPC)

John R. Harris
Alden P. Hendricks
Patricia A. Quigley
Peter G. Schlotterer

Montgomery County Planning Commission (MCPC)

Brian O'Leary, Senior Planner

The minutes of the October 14, 1992 meeting were accepted.

COMPREHENSIVE PLAN:

Mr. O'Leary presented an MCPC analysis of the projected demand for neighborhood commercial space in Worcester Township. A discussion of the MCPC's mapping of properties in the Worcester agricultural security area revealed that neither the WPC nor the MCPC has enough information on the individual properties of the security area to precisely define their boundaries. The Commission worked with Mr. O'Leary on refining the MCPC's study of areas.

The Commission indicated its interest in the concept of the neo-traditional village. Mr. O'Leary will provide additional information on this subject at the next meeting.

It was decided to hold the next planning session in conjunction with the November regular business meeting of the Commission. To accommodate this, the date and time of the November meeting will be changed from November 19, 1992 at 7:30 P.M. to November 23, 1992 at 7:00 P.M.

Meeting adjourned at 9:35 P.M.

MEETING MINUTES

WORCESTER TOWNSHIP PLANNING COMMISSION

Fairview Village Assembly Hall, Fairview Village, PA
Thursday, October 29, 1992 7:00 P.M.

Attendees:

Worcester Township Planning Commission (WPC)

John R. Harris

Alden P. Hendricks

Patricia A. Quigley

Peter G. Schlotterer

Montgomery County Planning Commission (MCPC) ~~PA~~
Brian O'Keary, Senior Planner

The minutes of the October 14, 1992 meeting were accepted.

COMPREHENSIVE PLAN

Insert #1

Meeting adjourned at ^{9:35}~~8:50~~ PM.

Insert #1

APJ
11/2/92

Mr. O'Leary presented an MCPC analysis of the projected demand for neighborhood commercial space in Worcester Township. A discussion of the MCPC's mapping of properties in the Worcester agricultural security area revealed that neither the WPC nor the MCPC has enough information on the individual properties of the security area to precisely define their boundaries. The Commission worked with Mr. O'Leary on refining the MCPC's study of areas.

The Commission indicated its interest in the concept of the neo-traditional village. Mr. O'Leary will provide additional information on this subject at the next meeting.

It was decided to hold the next planning session ^{in conjunction with the} November regular business meeting of the Commission. To accommodate this, the date and time of the November meeting will be changed from November 19, 1992 at 7:30 PM to November 23, 1992 at 7 PM.

MEETING MINUTES

WORCESTER TOWNSHIP PLANNING COMMISSION

Fairview Village Assembly Hall, Fairview Village, PA
Thursday, October 29, 1992 7:00 P.M.

Attendees:

Worcester Township Planning Commission (WPC)

John R. Harris
Alden P. Hendricks
Patricia A. Quigley
Peter G. Schlotterer

Montgomery County Planning Commission (MCPC)

Brian O'Leary, Senior Planner

The minutes of the October 14, 1992 meeting were accepted.

COMPREHENSIVE PLAN:

Mr. O'Leary presented an MCPC analysis of the projected demand for neighborhood commercial space in Worcester Township. A discussion of the MCPC's mapping of properties in the Worcester agricultural security area revealed that neither the WPC nor the MCPC has enough information on the individual properties of the security area to precisely define their boundaries. The Commission worked with Mr. O'Leary on refining the MCPC's study of areas.

The Commission indicated its interest in the concept of the neo-traditional village. Mr. O'Leary will provide additional information on this subject at the next meeting.

It was decided to hold the next planning session in conjunction with the November regular business meeting of the Commission. To accommodate this, the date and time of the November meeting will be changed from November 19, 1992 at 7:30 P.M. to November 23, 1992 at 7:00 P.M.

Meeting adjourned at 9:35 P.M.

MEETING MINUTES

WORCESTER TOWNSHIP PLANNING COMMISSION

Fairview Village Assembly Hall, Fairview Village, PA
Monday, November 23, 1992 7:00 P.M.

Attendees:

Worcester Township Planning Commission (WPC)

Frank A. D'Lauro
John R. Harris
Alden P. Hendricks
Peter G. Schlotterer

Montgomery County Planning Commission (MCPC)

Brian O'Leary, Senior Planner

The minutes of meetings October 22 and 29 were accepted.

COMPREHENSIVE PLAN:

The MCPC letter dated November 17, 1992, explaining the subject of transfer of development rights was discussed by Mr. O'Leary. The "Voluntary Approach", as outlined in the letter, will be recommended by the Commission as most feasible for the Township.

Mr. O'Leary will prepare a presentation of the elements of the comprehensive plan formulated by the Commission to date. The Commission will request a meeting with the Board of Supervisors, Township Solicitor and Township Engineer to hear the presentation and discuss the status and goals of the plan.

OLD BUSINESS:

EVANGELICAL LUTHERAN CHURCH OF THE TRINITY

The applicant was represented by Mr. Ken Farrall, Engineer, Czop/Spector, Inc. The Commission urged that land on the site that is presently farmed or in its natural state, and not needed for the functioning of the church, be continued to be farmed or left undisturbed. The Commission requested that parking lot lights be buffered or such that they will not intrude on the residences to the rear of the property along Trooper Road. The applicant agreed voluntarily to meet tree caliper requirements, etc. of the Commission's proposed landscaping ordinance although it is not official. A motion was made by Harris, seconded by D'Lauro, and passed to recommend approval of the application provided that all requirements of the Township and the Township Engineer are met.

NEW BUSINESS:

CENTER SQUARE GOLF CLUB - LAND DEVELOPMENT PLAN

The applicant was represented by Mr. Fran Pietrini and Joseph Zadlo, Architect. The Commission concluded that it would take no action on the application until more definitive drawings are submitted and until the concerns of

the Township Engineer in his comment letter of November 16, 1992, have been addressed.

DANYLO AND XENIA ZACHARCZUK

The applicant, Danylo Zacharczuk, represented himself assisted by Borys Zacharczuk, and John Lenhardt, Engineer, Robert J. McKinney and Associates, Inc. On a motion by Harris, seconded by Schlotterer, the Commission voted to recommend approval of the subdivision conditional on compliance with all requirements of the Township and the comments of the Township Engineer in his letter of November 18, 1992.

OTHER BUSINESS:

PROPOSED LANDSCAPE ORDINANCE

All comments received on the Commission's Proposed Landscape Ordinance have been incorporated and the Commission voted to recommend to the Board of Supervisors that the Worcester Township Subdivision and Land Development Ordinance of 1988, Ordinance No. 74, be amended to include the regulations as proposed.

Meeting adjourned at 10:00 P.M.

MEETING MINUTES
WORCESTER TOWNSHIP PLANNING COMMISSION
Fairview Village Assembly Hall, Fairview Village, PA
Monday, November 23, 1992 7:00 P.M.

Attendees:

Worcester Township Planning Commission (WPC)
Frank A. D'Lauro
John R. Harris
Alden P. Hendricks
Peter G. Schlotterer

Montgomery County Planning Commission (MCPC)
Brian O'Leary, Senior Planner

The minutes of meetings October 22 and 29 were accepted.

COMPREHENSIVE PLAN:

The MCPC letter dated November 17, 1992, explaining the subject of transfer of development rights was discussed by Mr. O'Leary. The "Voluntary Approach", as outlined in the letter, will be recommended by the Commission as most feasible for the Township.

Mr. O'Leary will prepare a presentation of the elements of the comprehensive plan formulated by the Commission to date. The Commission will request a meeting with the Board of Supervisors, Township Solicitor and Township Engineer to hear the presentation and discuss the status and goals of the plan.

OLD BUSINESS:

EVANGELICAL LUTHERAN CHURCH OF THE TRINITY

The applicant was represented by Mr. Ken Farrall, Engineer, Czop/Spector, Inc. The Commission urged that land on the site that is presently farmed or in its natural state, and not needed for the functioning of the church, be continued to be farmed or left undisturbed. The Commission requested that parking lot lights be buffered or such that they will not intrude on the residences to the rear of the property along Trooper Road. The applicant agreed voluntarily to meet tree caliper requirements, etc. of the Commission's proposed landscaping ordinance although it is not official. A motion was made by Harris, seconded by D'Lauro, and passed to recommend approval of the application provided that all requirements of the Township and the Township Engineer are met.

NEW BUSINESS:

CENTER SQUARE GOLF CLUB - LAND DEVELOPMENT PLAN

The applicant was represented by Mr. Fran Pietrini and Joseph Zadlo, Architect. The Commission concluded that it would take no action on the application until more definitive drawings are submitted and until the concerns of

the Township Engineer in his comment letter of November 16, 1992, have been addressed.

DANYLO AND XENIA ZACHARCZUK

The applicant, Danylo Zacharczuk, represented himself assisted by Borys Zacharczuk, and John Lenhardt, Engineer, Robert J. McKinney and Associates, Inc. On a motion by Harris, seconded by Schlotterer, the Commission voted to recommend approval of the subdivision conditional on compliance with all requirements of the Township and the comments of the Township Engineer in his letter of November 18, 1992.

OTHER BUSINESS:

PROPOSED LANDSCAPE ORDINANCE

All comments received on the Commission's Proposed Landscape Ordinance have been incorporated and the Commission voted to recommend to the Board of Supervisors that the Worcester Township Subdivision and Land Development Ordinance of 1988, Ordinance No. 74, be amended to include the regulations as proposed.

Meeting adjourned at 10:00 P.M.

MEETING MINUTES

WORCESTER TOWNSHIP PLANNING COMMISSION

Fairview Village Assembly Hall, Fairview Village, PA

Monday, November 23, 1992 7:00 P.M.

Attendees: Township Planning Commission (WPC) (MCPC)
 Worcester
 Frank A. D'hauro, Jr.
 John R. Harris
 Alden P. Hendricks
 Peter G. Schlatterer
 Montgomery County Planning Commission
 Brian O'Leary, Senior Planner

The minutes of meetings October 22 & 29, 1992 were accepted

COMPREHENSIVE PLAN: Conference with MCPC.

insert #1

OLD BUSINESS: EVANGELICAL LUTHERAN CHURCH OF THE TRINITY - Land Development Plan.

insert #2

NEW BUSINESS:

1. CENTER SQUARE GOLF CLUB - Land Development Plan

insert #3

2. DANYLO AND XENIA ZACHARCZUK - Subdivision Plan

insert #4

OTHER BUSINESS:

PROPOSED LANDSCAPE ORDINANCE

insert #5

meeting adjourned at 10PM

Insert #1 Comprehensive Plan

The MDC letter dated November 17, 1992, explaining the subject of transfer of development rights was discussed by Mr. O'Leary. The "Voluntary Approach", as outlined in the letter, will be recommended by the Commission as most feasible for the Township.

Mr. O'Leary will prepare a presentation of the elements of the comprehensive plan formulated by the Commission to date. The Commission will request a meeting with the Board of Supervisors, Township Solicitor, and Township Engineer to hear the presentation and discuss the status and goals of the plan.

Evangelical Lutheran Church

Insert #2

The applicant was represented by Mr. Ken Farrall, Engineer, Czap/Spector, which The Commission urged that land on the site that is presently farmed or in its natural state, and not needed for the functioning of the church, be continued to be farmed or left undisturbed. The Commission requested that parking lot lights be shielded or such that they will not intrude on the residences to the rear of the property along Trooper Road. The applicant agreed to voluntarily meet tree caliper requirements, etc. of the Commission's proposed Ordinance although it is not official. A motion was made by Harris, seconded by D'Laura, and passed to recommend approval of the application provided that all requirements of the Township and the Township Engineer are met.

Center Square Golf Club

Insert #3

The applicant was represented by Mr. Frank Pietrini and Joseph A. Zadlo, Architect. The Commission concluded that it would take no action on the application until more definitive drawings are submitted and until the concerns of the Township Engineer in his comment letter of November 16, 1992, have been addressed.

Danylo and Xenia Zacharczuk

insert #4

The applicant, Danylo Zacharczuk, represented himself assisted by Boyz Zacharczuk, and John Lenhardt, Engineer Robert J. McKinney & Associates, Inc. On a motion by Harris, seconded by Colbathner, the Commission voted to recommend approval of the subdivision on condition of compliance with all requirements of the Township and the comments of the Township Engineer in his letter of November 18, 1992.

Proposed Landscape Ordinance

insert #5

All comments received on the Commission's Proposed Landscape Ordinance have been incorporated and the Commission voted to recommend to the Board of Supervisors that the Worcester Township Subdivision and Land Development Ordinance of 1988, Ordinance No. 74, be amended to include the regulations as proposed.

MEETING MINUTES

WORCESTER TOWNSHIP PLANNING COMMISSION

Fairview Village Assembly Hall, Fairview Village, PA
Monday, November 23, 1992 7:00 P.M.

Attendees:

Worcester Township Planning Commission (WPC)

Frank A. D'Lauro
John R. Harris
Alden P. Hendricks
Peter G. Schlotterer

Montgomery County Planning Commission (MCPC)

Brian O'Leary, Senior Planner

The minutes of meetings October 22 and 29 were accepted.

COMPREHENSIVE PLAN:

The MCPC letter dated November 17, 1992, explaining the subject of transfer of development rights was discussed by Mr. O'Leary. The "Voluntary Approach", as outlined in the letter, will be recommended by the Commission as most feasible for the Township.

Mr. O'Leary will prepare a presentation of the elements of the comprehensive plan formulated by the Commission to date. The Commission will request a meeting with the Board of Supervisors, Township Solicitor and Township Engineer to hear the presentation and discuss the status and goals of the plan.

OLD BUSINESS:

EVANGELICAL LUTHERAN CHURCH OF THE TRINITY

The applicant was represented by Mr. Ken Farrall, Engineer, Czop/Spector, Inc. The Commission urged that land on the site that is presently farmed or in its natural state, and not needed for the functioning of the church, be continued to be farmed or left undisturbed. The Commission requested that parking lot lights be buffered or such that they will not intrude on the residences to the rear of the property along Trooper Road. The applicant agreed voluntarily to meet tree caliper requirements, etc. of the Commission's proposed landscaping ordinance although it is not official. A motion was made by Harris, seconded by D'Lauro, and passed to recommend approval of the application provided that all requirements of the Township and the Township Engineer are met.

NEW BUSINESS:

CENTER SQUARE GOLF CLUB - LAND DEVELOPMENT PLAN

The applicant was represented by Mr. Fran Pietrini and Joseph Zadlo, Architect. The Commission concluded that it would take no action on the application until more definitive drawings are submitted and until the concerns of

the Township Engineer in his comment letter of November 16, 1992, have been addressed.

DANYLO AND XENIA ZACHARCZUK

The applicant, Danylo Zacharczuk, represented himself assisted by Borys Zacharczuk, and John Lenhardt, Engineer, Robert J. McKinney and Associates, Inc. On a motion by Harris, seconded by Schlotterer, the Commission voted to recommend approval of the subdivision conditional on compliance with all requirements of the Township and the comments of the Township Engineer in his letter of November 18, 1992.

OTHER BUSINESS:

PROPOSED LANDSCAPE ORDINANCE

All comments received on the Commission's Proposed Landscape Ordinance have been incorporated and the Commission voted to recommend to the Board of Supervisors that the Worcester Township Subdivision and Land Development Ordinance of 1988, Ordinance No. 74, be amended to include the regulations as proposed.

Meeting adjourned at 10:00 P.M.

MEETING MINUTES

WORCESTER TOWNSHIP PLANNING COMMISSION

Fairview Village Assembly Hall. Fairview Village, PA
Thursday, December 17, 1992 7:30 P.M.

Attendees:

Joseph J. Nolan, Township Engineer/Zoning Officer
Frank A. D'Lauro, Jr.
Alden P. Hendricks
Patricia A. Quigley
Peter G. Schlotterer

The minutes of the November 23, 1992 meeting were accepted.

OLD BUSINESS:

VAGNONI SUBDIVISION - PRELIMINARY PLAN REVIEW

Owner of record/applicant Felix Peter Vagnoni, 1047 Windy Hill Road, Fairview Village, PA 19403-1024. Two lots comprising 168,920 sq. feet to be divided into approximately 60,000 sq. feet for lot number one and 108,920 sq. feet for lot number two. Situate: northwest of Windy Hill Road. Per plan of John C. Brogan, P.E. 3001 Pike Street, Harrisburg, PA 17111. Preliminary plan dated 09/24/92, last revised 11/30/92.

The applicant, Mr. Felix Vagnoni, represented himself. On a motion by D'Lauro, seconded by Quigley, the Commission voted to recommend approval of plans without comment.

NEW BUSINESS:

1. BURGOON AND PARKER SUBDIVISION

Applicant, Edward L. Burgoon, Lynne M. Burgoon, David W. Parker and Lynne A. Parker, 1440 Kriebel Mill Road, Collegetown, PA 19426 (215) 584-0599. Owner of record, the same. Situate on east side of Kriebel Mill Road, north of Water Street Road and south of Stump Hall Road, consisting of 3 lots comprising 19.53 acres, per plans of Grande Engineering, 1965 Byrd Drive, Norristown, PA 19403, (215) 631-5435. Plan dated 9/22/92.

The applicants were not represented at the meeting. The application was accepted for review on a motion by Quigley, seconded by D'Lauro.

2. FORD PROPERTY

Applicant, William Ford, 1335 Dell Road, Norristown, PA 19403 (215) 272-2754. Owner of record, the same. Situate west of Valley Forge Road, north of Woodlyn Ave. and south of Water Street Road, consisting of 4 lots comprising 24.80 acres, per plan of Gilmore and Associates Inc., 1 Main Street, Trappe, PA 19426, (215) 489-4949, dated 6/27/92.

The meeting was attended by Mr. and Mrs. Ford and their agent, Joe Gambone. After a discussion of the plans, a motion was made by D'Lauro, seconded by Quigley, to accept the plans for review. The motion was passed.

The Commission will hold its organizational meeting on
Thursday, January 28, 1993 at 7:30 P.M.

Meeting adjourned at 8:15 P.M.

OLD BUSINESS:

VAGNONI SUBDIVISION - PRELIMINARY PLAN REVIEW

Insert #1

Owner of record/applicant Felix Peter Vagnoni, 1047 Windy Hill Road, Fairview Village, PA 19403-1024. Two lots comprising 168,920 sq. feet to be divided into approximately 60,000 sq. feet for lot number one and 108,920 sq. feet for lot number two. Situate: northwest of Windy Hill Road. Per plan of John C. Brogan, P.E. 3001 Pike Street, Harrisburg, PA 17111. Preliminary plan dated 09/24/92, last revised 11/30/92.

NEW BUSINESS:

Insert #3

1. BURGOON AND PARKER SUBDIVISION

Applicant, Edward L. Burgoon, Lynne M. Burgoon, David W. Parker and Lynne A. Parker, 1440 Kriebel Mill Road, Collegeville, PA 19426 (215) 584-0599. Owner of record, the same. Situate on east side of Kriebel Mill Road, north of Water Street Road and south of Stump Hall Road, consisting of 3 lots comprising 19.53 acres, per plans of Grande Engineering, 1965 Byrd Drive, Norristown, PA 19403, (215) 631-5435. Plan dated 9/22/92.

2. FORD PROPERTY

Insert #5

Applicant, William Ford, 1335 Dell Road, Norristown, PA 19403 (215) 272-2754. Owner of record, the same. Situate west of Valley Forge Road, north of Woodlyn Ave. and south of Water Street Road, consisting of 4 lots comprising 24.80 acres, per plan of Gilmore and Associates Inc., 1 Main Street, Trappe, PA 19426, (215) 489-4949, dated 6/27/92.

MEETING MINUTES

WORCESTER TOWNSHIP PLANNING COMMISSION

Fairview Village Assembly Hall, Fairview Village, PA

Thursday, December 17, 1992

7:30 P.M.

Attendees:

Joseph J. Nolan, Township Engineer/Zoning Officer

Frank A. D'Laura, Jr.

Alden P. Hendricks

Patricia A. Quigley

Peter G. Schlotterer

The minutes of the November 23, 1992 meeting were accepted

OLD BUSINESS

Insert #1

Insert #2

NEW BUSINESS

Insert #3 1.

Insert #4

Insert #5 2.

Insert #6

Insert #7

meeting adjourned at 8:15 P.M.

as #
12/21/92

Vagnoni

(MP)

Insert #2

The Applicant, Mr. Felix Vagnoni, represented himself. On a motion by D'LAURO, seconded by Quigley, the Commission voted to recommend approval of the plans without comment.

Burgoon and Parker

Insert #4

(MP)

The applicants were not represented at the meeting. The application was accepted for review on a motion by Quigley, seconded by D'LAURO.

Ford Property

Insert #6
(MP)

The meeting was attended by Mr. and Mrs. Ford and their agent, Joe Lamborne. After a discussion of the plans, a motion was made by D'LAURO, seconded by Quigley, to accept the plans for review. The motion was passed.

Insert #7

The Commission will hold its organizational meeting on Thursday, January 28, 1993 at 7:30 P.M.