

**WORCESTER TOWNSHIP
PLANNING COMMISSION
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
THURSDAY, JANUARY 25, 2006 7:30 PM**

2007

MINUTES

ATTENDANCE

Present:

Bill Fox

Rob Hayes

Pat Quigley

Gordon Todd

Absent:

Frank D'Lauro

Guests: 4 members of the public

1. REORGANIZATION OF PLANNING COMMISSION MEMBERS

During their January 11, 2007 Work Session Meeting, the Planning Commission elected as follows for 2007: Gordon Todd, Chair; Patricia Quigley, Vice Chair; Robert Hayes, Secretary.

2. REVIEW OF THE NOVEMBER 16, 2006 MINUTES

A motion by Pat Quigley seconded by Gordon Todd and passed unanimously to accept the revised minutes of November 16, 2006.

3. REVIEW REVISED PLANS MJE BUILDERS, MEADOW LAND/ HOLLOW ROAD

Joe Mina, representing Tim Woodrow, presented the revised plans to the Planning Commission. He informed the Planning Commission that his client, MJE Builders, will comply with all issues in Joe Nolan's CKS review letter.

Recommendation: The Worcester Township Planning Commission recommends approval of the plan, including approval of waivers, with the condition that they comply with 1) the pipe extension through the easement on lot 4 of the final plans and 2) inclusion of an aerial photograph at the time of the final plan submission to show existing features within 200 ft.

4. FINAL REVIEW OF SIGN ORDINANCE REVISIONS

Matt Schelly, Montgomery County Planning Commission, participated with the Planning Commission in reviewing revisions to the final Draft Worcester Sign Ordinance. Suggested changes were discussed. Mr. Schelly will incorporate the changes and distribute them to the Planning Commission for future final review.

Recommendation: The Worcester Township Planning Commission recommends approval of the proposed sign ordinance upon completion of the revisions as agreed upon.

5. OTHER BUSINESS

Susan Caughlan, Project Manager, gave a presentation to the Planning Commission concerning Base Redevelopment Planning for the North Penn US Army Reserve Corp site located on Berks Road in Worcester Township. Ms. Caughlan made a review of the federal regulations pertaining to base closures and subsequent acquisition by other entities, including our township. She also reviewed the physical site lay out and options available to Worcester Township to acquire ownership of the property. The Planning Commission will further review this situation and make a subsequent recommendation to the supervisors.

6. ADJOURNMENT

There being no further business to come before this committee, the meeting of the Worcester Township Planning Commission was adjourned.

**WORCESTER TOWNSHIP
PLANNING COMMISSION
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
THURSDAY, FEBRUARY 22, 2007 7:30 PM**

MINUTES

ATTENDANCE

Present:

Bill Fox

Rob Hayes

Pat Quigley

1. REVIEW OF JANUARY 25, 2007 MINUTES

A motion was made by Mr. Fox, seconded by Mrs. Quigley, and passed unanimously to approve the January 25, 2007 minutes.

2. REVIEW COCCIO SUBDIVISION/ QUARRY HALL ROAD

The Planning Commission reviewed the preliminary subdivision and land development plans for the Coccio subdivision. Neither the applicant nor the applicant's representative was present during the review. The Planning Commission recommends approval of the subdivision plans with the following comments:

1. The septic system should be at least 30 feet from all property lines. This can be accomplished by shifting the location of the septic field or by moving the new subdivision property line.
2. The applicant should identify the location of all wells and septic systems within 400 feet of the property lines of lot #2 and note their location on the preliminary plans. We recommend a partial waiver be granted, but not a full waiver of this requirement.

3. OTHER BUSINESS

There was no other business.

4. ADJOURNMENT

The meeting was adjourned at 8:55pm.

**WORCESTER TOWNSHIP
PLANNING COMMISSION
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
THURSDAY, May 10, 2007 7:30 PM**

MINUTES

ATTENDANCE

Present:

1. Attendance.

Chairman Todd introduced the Commission members to the public, present were; Gordon Todd Pat Quigley, Bill Fox, Rob Hayes and also explained the role of the commission in the municipal planning process.

2. Discussion Pending Ordinance Amendments:

1. Flag Lot Ordinance #2007-214, at the recommendation of Chairman Todd it was agreed to table a recommendation on this ordinance until the appropriate provisions have been placed into the Subdivision Land Development Ordinance.
2. Garage Height Ordinance #2007-215, following discussion and by way of motion by Rob Hayes, vote all in favor the commission recommended approval to the Board of Supervisors.
3. Drainage Easement Ordinance #2007-216, following discussion and by way of motion by Pat Quigley, vote all in favor the commission recommended approval to the Board of Supervisors.
4. Use and Occupancy Ordinance #2007-217, following discussion and by way of motion by Rob Hayes, vote all in favor the commission recommended approval to the Board of Supervisors.

3. Discussion: Pa Turnpike Commission – North East Extension Expansion:

Chairman Todd opened the floor to public discussion regarding the proposed widening of the Pa North East Extension by the Pennsylvania Turnpike Commission. The topics discussed were primarily related to sound barriers, noise studies, stormwater management, and the design and approval process. . It was announced the Board of Supervisors would hold a public meeting May 16th with turnpike representatives in attendance to answer questions. Township Manager John Cornell compiled the questions and comments and encouraged those present to submit additional questions for the planned meeting with the Turnpike Commission and Board of Supervisors, no formal action was taken by the Commission.

OTHER BUSINESS

There was no other business presented.

4. ADJOURNMENT

The meeting was adjourned with no other formal being taken.

Respectfully Submitted,

John V Cornell, Township Manager

**WORCESTER TOWNSHIP
PLANNING COMMISSION
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
THURSDAY, MAY 24, 2007 7:30 PM**

MINUTES

ATTENDANCE

Present:

Gordon Todd
Patricia Quigley
Bill Fox
Robert Hayes

1. REVIEW OF FEBRUARY 22, 2007 MINUTES

This review was tabled

2. REVIEW HISTORIC STRUCTURES ORDINANCE

The Planning Commission, assisted by Susan Caughlan, continued its review of the draft Historic Structures Ordinance.

3. REVIEW FLAG LOT ORDINANCE

The Planning Commission reviewed this draft ordinance and unanimously recommended the supervisors consider this ordinance as written.

4. ACCEPT FOR REVIEW VINCENT CANE LAND DEVELOPMENT/SUBDIVISION APPLICATION

The Planning Commission accepted this application

5. ACCEPT FOR REVIEW BETZ GERMANTOWN PIKE LAND DEVELOPMENT APPLICATION

The Planning Commission accepted this application.

6. OTHER BUSINESS

There was no other business

7. ADJOURNMENT

There being no other business, this meeting was adjourned at 9:35pm.

**WORCESTER TOWNSHIP
PLANNING COMMISSION
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
THURSDAY, JUNE 28, 2007 7:30 PM**

MINUTES

ATTENDANCE

Present:

Gordon Todd
Patricia Quigley
Bill Fox
Robert Hayes
Matt Schelley, Montgomery County Planning Commission
4 members of the public

1. REVIEW OF MAY 24, 2007 MINUTES

This review was tabled

2. REVIEW ORDINANCE 07-218 MULTI-FAMILY DWELLING FIREWALL ORDINANCE

The Planning Commission reviewed this draft ordinance and unanimously recommended the supervisors consider this ordinance as written.

3. ACCEPT FOR REVIEW VISTEON LAND DEVELOPMENT

This plan was submitted as a sketch plan. Therefore, the planning commission did not accept it for review. The planning commission will have a discussion with the plan's representatives when the sketch plan is scheduled on our agenda.

Representing Visteon was Andy Detterline, Principle of Andy Detterline and Associates.

4. ACCEPT FOR REVIEW CANE COMMERCIAL LAND DEVELOPMENT

This plan was accepted for review on May 24, 2007.

5. ACCEPT FOR REVIEW BETZ LAND DEVELOPMENT

This plan was accepted on May 24, 2007. Louis Betz, Owner, and Frank J. Marino, Advanced Engineering Technology Group, Ft. Washington were present. The Planning Commission and Mr. Schelley engaged in an informal discussion about the plan with Mr. Betz and Mr. Marino.

6. OTHER BUSINESS

Mr. Schelley and the Planning Commission reviewed various maps and drawings of the Fairview Village area informally discussing the feasibility of a village commercial ordinance for this area of the township.

7. ADJOURNMENT

There being no other business, this meeting was adjourned at 9:10pm.

**WORCESTER TOWNSHIP
PLANNING COMMISSION
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
THURSDAY, JULY 26, 2007 7:30 PM**

MINUTES of REGULAR MEETING

ATTENDANCE

Present:

Bill Fox

Pat Quigley

Gordon Todd

Matt Schelly

Guests: 2 members of the public

1. REVIEW OF THE JUNE 28, 2007 MINUTES

A motion by Pat Quigley seconded by Bill Fox passed unanimously to accept the minutes, as written, of June 28, 2007.

2. REVIEW OF LAND DEVELOPMENT PLANS FOR BETZ GERMANTOWN PIKE

Frank Marino, applicant's representative, and Lou Betz, the applicant, presented the proposed land development plans to the Planning Commission. Mr. Marino indicated that the plan comply with all issues in Joe Nolan's CKS review letter. The principal issues of concern for the Planning Commission was their desire to create a more integrated community character for Fairview Village especially by consistency of landscaping, pedestrian sidewalks, sign and lighting treatments.

Recommendation: The Worcester Township Planning Commission recommended the plans be revised to include the required Landscape Plan to accommodate approximately 5 street trees and the shifting of the sidewalk away from the curb behind a landscaped strip, similar in arrangement to the Eckerd corner. The WPC referred the applicant to the Township Manager or Engineer regarding the issue of dedication of the ultimate right-of-way. The WPC indicated their willingness to continue this plan review at their next work session.

3. DISCUSS COMPREHENSIVE PLAN

Matt Schelly, Montgomery County Planning Commission, reviewed his anticipated schedule for completion of the Comprehensive Plan. The major sections remaining to be finalized and reviewed by his superior include the Existing Conditions, Future Land Use and the Open Space summary chapters. The WPC proposed a target completion date of December 2007, which Matt thought was achievable.

4. DISCUSS HISTORIC STRUCTURES ORDINANCE

WPC continued review and discussion of the draft Historic Structures Ordinance (current version dated 5/24/2007) focusing on clarification of the definition of “demolition” and on the incentive uses recommended for historic properties.

5. OTHER BUSINESS

It was decided that the priority for WPC workload would be: 1) complete Comprehensive Plan, 2) complete Historic Ordinance, and 3) develop Village Commercial Ordinance. Other business also included WPC requesting a copy of the current final draft of the sign ordinance from the BOS.

6. ADJOURNMENT

There being no further business to come before this committee, the meeting of the Worcester Township Planning Commission was adjourned at 9:45 p.m.

**WORCESTER TOWNSHIP
PLANNING COMMISSION
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
THURSDAY, AUGUST 9, 2007 7:30 PM**

WORK SESSION MINUTES

ATTENDANCE

Present:

Bill Fox

Rob Hayes

Pat Quigley

Gordon Todd

Matt Schelly

Guests: 1 member of the public

1. REVIEW OF LAND DEVELOPMENT PLANS FOR BETZ GERMANTOWN PIKE

Frank Marino, applicant's representative, and Lou Betz, the applicant, presented the revised land development plans to the Planning Commission to demonstrate the incorporation of WPC comments from the last meeting. The sidewalk and planting strip was reconfigured per WPC comments and the street trees included where they would not interfere with traffic sight distances or telephone poles. The applicant presented a sketch plan of a proposed sign, designed to be internally illuminated similar to other signs in the area; however, while the WPC did not object to the design, it was pointed out that internally lighted signs are not in compliance with current sign ordinance. Matt Schelly raised the issue of the dedication of the ultimate right-of-way. The WPC deferred the disposition of the ROW to the BOS as part of the final construction plan recordation process.

Recommendation: A motion was made by Pat Quigley and seconded by Gordon Todd, that the Worcester Township Planning Commission recommended the preliminary/final approval of the updated land development plans, labeled Drawing No. SP-2.0, and dated 8/2/07. Also, the WPC does not object to the proposed design of the commercial sign, provided the final design complies with the current sign ordinance. The motion passed unanimously.

2. OTHER BUSINESS: Discuss Comprehensive Plan

Matt Schelly, Montgomery County Planning Commission, distributed the revised Chapter 1, Goals and Objects, as ready for final typing. This chapter was reviewed and edited by WPC and Matt's superiors. He also distributed a series of proposed graphics depicting the general existing and proposed future land use plans, including the effects of full build-out with and without the Growing Greener provisions. Discussion continued regarding growth areas and rural preservation priority areas.

3. ADJOURNMENT

There being no further business to come before this committee, the meeting of the Worcester Township Planning Commission was adjourned at 9:25 p.m.

**WORCESTER TOWNSHIP
PLANNING COMMISSION
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
THURSDAY, OCTOBER 11, 2007 7:30 PM**

WORK SESSION MINUTES

ATTENDANCE

Present:

Bill Fox

Rob Hayes

Pat Quigley

Matt Schelly

1. REVIEW OF FRANK D'LAURO

The Estate of Frank A. D'Lauro, Jr. c/o John J. D'Lauro was represented at this review by Ross Pilling, Principle, The Conservation Development Partnership. This minor subdivision plan intends to consolidate seven parcels into three. According to Mr. Pilling, this action is in compliance with the directions of the will of Frank A. D'lauro, Jr. Mr. Pilling advised that following a successful subdivision, the Estate, according to Mr. D'Lauro's will, intends to make application to the Montgomery County Lands Trust to enact a conservation easement on all three parcels. The total amount of conserved land in this case is intended to be in excess of 104 acres. This plan also requests the approval of all waivers from our subdivision and land development code.

Following a review by the Worcester Planning Commission and having received valuable input from Mr. Matt Schelley, Montgomery County Planning Commission, the planning commission, on a motion by Mrs. Quigley seconded by Mr. Hayes, passed unanimously to recommend that this consolidation/ minor subdivision plan be approved, including the approval of all waivers, on the condition that Worcester Township reserves the right to require the reinstatement of all waivers in the event of a future subdivision or land development application identifiable with these parcels.

2. OTHER BUSINESS

There was no other business.

3. ADJOURNMENT

There being no further business to come before this committee, the meeting of the Worcester Township Planning Commission was adjourned at p.m.

**WORCESTER TOWNSHIP
PLANNING COMMISSION
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
Thursday, October 25, 2007 7:30 Pm**

MINUTES of REGULAR MEETING

ATTENDANCE

Present:

Bill Fox

Pat Quigley

Gordon Todd

Matt Schelly

Guests: 1 member of the public

1. REVIEW OF THE OCTOBER 11, 2007 WORK SESSION MINUTES

A motion by Pat Quigley seconded by Bill Fox passed unanimously to accept the minutes, as written, of October 11, 2007.

2. REVIEW OF PRELIMINARY/FINAL APPLICATION FOR SUBDIVISION PLAN FOR CUCE LOT LINE ADJUSTMENT

The applicant was not in attendance to present the plan; however, the application involves the transference of 1.39 acres of land from Parcel B to be added to Parcel A. The intention according to the application is to increase the total land area owned by the applicant to the minimum 35 acres required to qualify for Agricultural Preservation.

Recommendation: Bill Fox made the motion, seconded by Gordon Todd, to recommend approval of the land transfer as presented on the plans dated 10/9/07, including any required waivers on the condition that Worcester Township reserves the right to require the reinstatement of all waivers in the event of a future subdivision or land development proposal.

3. REVIEW OF REVISED SKETCH LAYOUT OF KIBBLEHOUSE PROPERTY SUBDIVISION

The applicant was represented by David Shafkowitz, Esq. Rotelle Development Co. and Nick Feola, P.E. Bursich Associates, Inc. The purpose of their presentation was to solicit input from the WPC prior to the preparation of preliminary plans for the project. As proposed, the current layout is spread out into all former agricultural fields, requires a stream crossing and incorporates much enlarged stormwater management basins to accommodate the PA Turnpike Commission's widening project. Discussion included questions about how the PA Turnpike proposes to minimize their stormwater runoff by state-required BMPS (best management practices) prior to discharging into Worcester Township, questions about existing perc tests which might allow community septic field as part of a Growing Greener alternative plan, and suggestions by MCPC for tighter

clustering to preserve scenic views and farmland. In addition to these options, the WPC also recommended the applicant consider alternative layouts using the RPD ordinance and clustering on one side of the creek to avoid impacts to the creek and riparian corridor. Heavy landscaping for visual and traffic calming purposes was also recommended along Weber Road.

4. REVIEW OF PRELIMINARY LAND DEVELOPMENT PLAN FOR TERRA LANDSCAPING 3481 GERMANTOWN PIKE

The applicant was represented by Edward Hughes, Esq. The purpose of their presentation was to solicit input from the WPC prior to the finalization of plans for the project. The WPC asked that the bioretention basin be heavily landscaped and suggested moving the building closer to the road and to move the parking to the side or rear. The WPC did not support the widening or placement of sidewalks along Grange Avenue as this would adversely impact the rural residential character of this small roadway and the historic buildings at the intersection of Grange and Germantown.

5. CONTINUATION OF COMPREHENSIVE PLAN UPDATE REVIEW

The WPC continued its review of Chapter 4, Future Land Use. Matt Schelly, Montgomery County Planning Commission continued, described the future growth trends in terms of maximum build out analysis using two methods, the population projection method and the construction projection method. He will revise the text and simplify the vision map. Gordon Todd reiterated the WPC goal of a target completion date for the Comprehensive Plan as the end of December 2007.

6. ADJOURNMENT

There being no further business to come before this committee, the meeting of the Worcester Township Planning Commission was adjourned at 9:45 p.m.