

WORCESTER TOWNSHIP
PLANNING COMMISSION WORK SESSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
THURSDAY, JANUARY 14th, 2010 7:30 PM

CALL TO ORDER

The regularly scheduled meeting of the Planning Commission was called to order by Mr. Gordon Todd at 7:31 P.M.

ATTENDANCE

PRESENT:

Gordon Todd	Chairman
Pat Quigley	Vice – Chairman
Doug Rotondo	Secretary
Robert Hayes	Member
Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

ABSENT:

Bill Fox	Member
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GUESTS:

Ms. Susan Caughlan: Overhill Dr Resident
Mr. Christopher Drummond: Anvil Dr Resident
Mr. Philip Burke: Grange Ave Resident

1. APPROVAL OF MEETING MINUTES OF DECEMBER 7th, 2009 & DECEMBER 10th, 2009:

The joint meeting minutes from December 7th, 2009 are to be approved at the next joint meeting held between the Board of Supervisors and the Planning Commission. A motion by Ms. Pat Quigley for approval of the minutes, contingent upon grammatical changes being made to item #4 for the meeting held on December 10th, 2009, seconded by Mr. Robert Hayes, was passed unanimously.

2. APPOINTMENT OF BOARD POSITIONS:

A motion made by Mr. Robert Hayes for appointing Mr. Gordon Todd as Chairman of the Board, seconded by Ms. Pat Quigley, was passed unanimously.

A motion made by Mr. Gordon Todd for appointing Ms. Pat Quigley as Vice-Chairman of the Board, seconded by Mr. Robert Hayes, was passed unanimously.

A motion made by Ms. Pat Quigley for appointing Mr. Doug Rotondo as Secretary, seconded by Mr. Robert Hayes, was passed unanimously.

3. VILLAGE PLANNING

An overall outline was discussed regarding scheduling public work-shops for Worcester Township Residents, tentatively starting March 2010, and making an announcement in the Worcester Township Newsletter. Questions and discussion ensued.

4. ADJOURNMENT

There being no further business to come before this committee, the meeting of the Worcester Township Planning Commission was adjourned by Mr. Gordon Todd, at 8:51 P.M.

WORCESTER TOWNSHIP
PLANNING COMMISSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
THURSDAY, JANUARY 28th, 2010 7:30 PM

CALL TO ORDER

The regularly scheduled meeting of the Planning Commission was called to order by Mr. Gordon Todd at 7:30 P.M.

ATTENDANCE

PRESENT:

Gordon Todd	Chairman
Pat Quigley	Vice – Chairman
Doug Rotondo	Secretary
Robert Hayes	Member
Bill Fox	Member
Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

ABSENT:

None

GUESTS:

Ms. Susan Caughlan: Overhill Dr Resident
Mr. Nicholas Feola, P.E.: Kibblehouse Representative
Mr. Glen P Sosnader: Hawks Nest Ln Resident

1. KIBBLEHOUSE SUBDIVISION – FINAL PLAN REVIEW:

The revised final plan proposes 12 lots and is located at PA Turnpike I-476(S) and Weber Road (E). The gross acreage is approximately 60.4 (+/-) acres. Discussion and questions ensued regarding the corridor management plan, the conditional use issue for the riparian corridor, and deed restriction language.

RECOMMENDATION:

Mr. Gordon Todd conveyed that all formal final plan approvals are pending per receipt of the corridor management plan, resolution of the conditional use issue for the riparian corridor, and review of the deed restriction language.

2. APPROVAL OF MEETING MINUTES OF JANUARY 14th, 2010:

A motion by Ms. Pat Quigley for approval of the minutes for the meeting held on January 14th, 2010, seconded by Mr. Doug Rotondo, was passed unanimously.

3. 2010 MEETING DATES:

The Planning Commission reviewed the dates advertised for their scheduled meetings and are satisfied with the current meeting schedule.

4. VILLAGE PLANNING

An overall outline was discussed regarding the scheduled public work-shop, scheduled for March 11, 2010, from 7 p.m. to 9 p.m. at the Worcester Township Community Hall, for Worcester Township Residents. Questions and discussion ensued.

5. ADJOURNMENT

There being no further business to come before this committee, the meeting of the Worcester Township Planning Commission was adjourned by Mr. Gordon Todd, at 9:10 P.M.

WORCESTER TOWNSHIP
BOARD OF SUPERVISORS & PLANNING COMMISSION JOINT MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
MONDAY, FEBRUARY 1st, 2010 9:30 A.M.

CALL TO ORDER

The regularly scheduled joint meeting of the Board of Supervisors & Planning Commission was called to order by Mr. Arthur Bustard at 9:31 A.M.

ATTENDANCE

PRESENT:

Arthur Bustard	Chairman: Board of Supervisors
Susan Caughlan	Vice Chairman: Board of Supervisors
Steve Quigley	Member: Board of Supervisors
James J. Garrity, Esq.	Township Solicitor
Dan C. Fox	Township Manager
Gordon Todd	Chairman: Planning Commission
Robert Hayes	Member: Planning Commission
Bill Fox	Member: Planning Commission
Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

ABSENT:

Joseph J. Nolan, P.E.	Township Engineer
Eunice Kriebel	Township Assistant Manager
Pat Quigley	Vice – Chairman: Planning Commission
Doug Rotondo	Secretary: Planning Commission

- 1. APPROVAL OF JOINT MEETING MINUTES OF DECEMBER 7th, 2009:**
A motion by Mr. Gordon Todd for approval of the minutes for the meeting held on December 7th, 2009, seconded by Ms. Susan Caughlan, was passed unanimously.
- 2. VILLAGE PLANNING**
An overall outline was discussed regarding the public work-shop, scheduled for March 11, 2010, from 7 P.M. to 9 P.M. at the Worcester Township Community Hall, for Worcester Township Residents. Questions and discussion ensued.
- 3. ZONING HEARING BOARD APPLICATION #07-02 LOCATED AT 1545 KRIEBEL MILL RD:**
Zoning hearing board application #07-02 is requesting a variance to permit the construction of an additional single family dwelling on a flag lot. The Board of Supervisors and Planning Commission discussed having the Planning Commission review the application for the purpose of offering planning comments at their next scheduled meeting. The Board of Supervisors & Planning Commission agreed to schedule the discussion and review of zoning hearing board application #07-02 as an agenda item at the March 11th, 2010 Planning Commission work session meeting.
- 4. ADJOURNMENT**
There being no further business to come before this joint committee, the meeting of the Worcester Township Board of Supervisors & Planning Commission was adjourned by Mr. Arthur Bustard, at 9:59 A.M.

WORCESTER TOWNSHIP
PLANNING COMMISSION WORK SESSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
THURSDAY, MARCH 11th, 2010 9:00 PM

CALL TO ORDER

The regularly scheduled meeting of the Planning Commission was called to order by Mr. Gordon Todd at 9:00 P.M.

ATTENDANCE

PRESENT:

Gordon Todd	Chairman
Pat Quigley	Vice – Chairman
Doug Rotondo	Secretary
Robert Hayes	Member
Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

ABSENT:

Bill Fox	Member
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GUESTS:

Ms. Susan Caughlan: Overhill Dr Resident
Ms. Maeve Vogan: Dell Rd Resident
Ms. Laya Martinez: Kriebel Mill Rd Resident

1. APPROVAL OF MEETING MINUTES OF JANUARY 28th, 2010:

A motion by Ms. Pat Quigley for approval of the minutes for the meeting held on January 28th, 2010, seconded by Mr. Robert Hayes, was passed unanimously.

2. ZONING HEARTING BOARD APPLICATION #07-02 – LAYA MARTINEZ LOCATED AT 1545 KRIEBEL MILL RD:

The variance to permit the construction on an additional single family dwelling on a flag lot was discussed. Questions and discussion ensued. Mr. Gordon Todd, Ms. Pat Quigley, Mr. Doug Rotondo, and Mr. Robert Hayes were concerned about the limited width of the proposed shared driveway = 18' regarding if emergency personnel (i.e. Fire Department) would be able to make the necessary turn in the bend of the driveway to gain access to the home(s) in the event of an emergency. Additionally, the Planning Commission commented on the requirement of the driveway = 25' based on Worcester Township's code and that there is not a hardship present. Therefore, the Planning Commission unanimously recommends that the requested waiver not be granted.

3. ADJOURNMENT

There being no further business to come before this committee, the meeting of the Worcester Township Planning Commission was adjourned by Mr. Gordon Todd, at 9:30 P.M.

WORCESTER TOWNSHIP
PLANNING COMMISSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
THURSDAY, MARCH 25th, 2010 7:30 P.M.

CALL TO ORDER

The regularly scheduled meeting of the Planning Commission was called to order by Mr. Gordon Todd at 7: 34 P.M.

ATTENDANCE

PRESENT:

Gordon Todd	Chairman
Doug Rotondo	Secretary
Robert Hayes	Member
Bill Fox	Member
Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

ABSENT:

Pat Quigley	Vice – Chairman
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GUESTS:

Ms. Susan Caughlan: Overhill Dr Resident
Mr. George Stanbridge, P.E.: Representative for 2845 Potshop Rd
Mr. Peter Roman: Potshop Rd Resident/ Developer
Mr. Andrew Roman: Potshop Rd Resident/ Developer
Ms. Carol Allen: Potshop Rd Resident
Ms. Georganna Walsh: Potshop Rd Resident
Ms. Mary Ellen Fagan: Potshop Rd Resident
Mr. Leonard Fegley: Potshop Rd Resident
Mr. Edward Mullen, Esq.: Representative for Stony Creek Farms
Mr. Fred Merion: Representative for Stony Creek Farms

1. APPROVAL OF MEETING MINUTES OF MARCH 11th, 2010:

A motion by Mr. Doug Rotondo for approval of the minutes for the meeting held on March 11th, 2010, seconded by Mr. Robert Hayes, was passed unanimously.

2. 2845 POTSHOP RD:

Mr. George Stanbridge, P.E., Mr. Peter Roman, and Mr. Andrew Roman proposed subdividing 2845 Potshop Rd into three (3) lots with one (1) existing lot. Potshop Rd residents expressed concern regarding how to control increasing traffic along Potshop Rd, if historic preservation is possible in lieu of subdividing the property, if wetlands will be affected due to septic systems having to be installed to support the additional lots, and whether or not the real estate market will support the sale of the proposed product. The proposed 3 lot subdivision has not been formally submitted to the Township. Mr. George Stanbridge, P.E. stated that if a formal submission of the plan was made to the Township it would be the intention of the Developer to submit the plan by-right. Mr. Gordon Todd stated he would be in favor of the plan; however the Planning Commission does not offer recommendations on proposed subdivisions until a formal submission for application is made to the Township.

3. **STONY CREEK FARMS – AGE QUALIFIED RESIDENTIAL COMMUNITY:**
Mr. Edward Mullen, Esq. and Mr. Fred Merion presented to the Planning Commission a proposed ordinance with language allowing 20% of the dwelling units to be sold to persons under the age of 55, with the selected age of 45, again with no persons under the age of 19 on a permanent basis. There are 209 proposed dwellings planned for Stony Creek Farms, of which 34 are built/ occupied, and 5 have recently been sold, totaling 39 out of the 209 dwellings completed. Discussion and questions ensued.

RECOMMENDATION:

A motion by Mr. Bill Fox to accept the proposed ordinance, seconded by Mr. Robert Hayes, was passed by 3 Planning Commission members. Mr. Doug Rotondo was opposed to the proposed ordinance due to a precedent being set within the Township that age restricted districts will want to propose new/ lower age restrictions as developments move forward in the building process if the current product is not selling.

4. **VILLAGE PLANNING:**
An overall outline was discussed regarding the scheduled public work-shop, scheduled for April 8, 2010, from 7:30 P.M. to 9:30 P.M. at the Worcester Township Community Hall, for Worcester Township Residents. Questions and discussion ensued.
5. **ADJOURNMENT**
There being no further business to come before this committee, the meeting of the Worcester Township Planning Commission was adjourned by Mr. Gordon Todd, at 9:25 P.M.

WORCESTER TOWNSHIP
BOARD OF SUPREVISORS & PLANNING COMMISSION JOINT MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
MONDAY, APRIL 5th, 2010 9:30 A.M.

CALL TO ORDER

The regularly scheduled joint meeting of the Board of Supervisors & Planning Commission was called to order by Mr. Arthur Bustard at 10:39 A.M.

ATTENDANCE

PRESENT:

Arthur Bustard	Chairman: Board of Supervisors
Susan Caughlan	Vice Chairman: Board of Supervisors
Steve Quigley	Member: Board of Supervisors
Joseph Bagley, Esq.	Township Solicitor
Joseph J. Nolan	Township Engineer
Daniel C. Fox	Township Interim Manager
Gordon Todd	Chairman: Planning Commission
Pat Quigley	Vice Chairman: Planning Commission
Robert Hayes	Member: Planning Commission
Bill Fox	Member: Planning Commission
Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

ABSENT:

Eunice Kriebel	Township Assistant Manager/ Treasurer
Doug Rotondo	Secretary: Planning Commission

- 1. APPROVAL OF JOINT MEETING MINUTES OF FEBRUARY 1st, 2010:**
A motion by Mr. Robert Hayes for approval of the minutes for the meeting held on February 1st, 2010, seconded by Mr. Bill Fox, was passed unanimously.
- 2. NW CORNER OF GERMANTOWN PIKE & TROOPER RD – 3.4 ACRES:**
The Board of Supervisors and Planning Commission discussed with Bainbridge Capital Investments Co, LLC developing the parcel located at the northwest corner of Germantown Pike and Trooper Rd as a commercial shopping center. Issues of traffic control, parking, viability of the complex, aesthetics, and Worcester Township's zoning code were discussed. Questions and discussion ensued. There were mixed views and opinions on what kind of commercial use would be best suited for the location. No formal decisions or recommendations were made.
- 3. SUBDIVISION & LAND DEVELOPMENT REVIEW PROCESS:**
The Planning Commission discussed the sketch plan process. Questions and discussion ensued.
- 4. VILLAGE PLANNING:**
The Planning Commission updated the Board of Supervisors on the public work-shop held for village planning on March 11th, 2010. There were fifty-two attendee(s) from the community that were introduced to the idea of creating a village plan for Fairview Village by the Planning Commission. Questions and discussion ensued. The next public work-shop meeting is scheduled for April 8, 2010, from 7:30 P.M. to 9:30 P.M., at the Worcester Township Community Hall.

5. **ZONING HEARING BOARD REVIEW PROCESS:**
The Planning Commission discussed with the Board of Supervisors the protocol and procedure that they should use for reviewing zoning hearing board applications. Questions and discussion ensued. The Board of Supervisors shall request the Planning Commission's review and comments for zoning hearing board applications on a case by case basis.
6. **ZONING AMENDMENT PROPOSAL:**
The Planning Commission discussed with the Board of Supervisors their priority list for reviewing various zoning amendments to the Worcester Township Zoning Code and the Subdivision and Land Development Ordinance. Questions and discussion ensued. The Planning Commission will be discussing the limited industrial district proposed language additions and changes, proposed sport court ordinance, proposed changes to agricultural definition, and the proposed waiver of land development form at their next scheduled meeting, April 22nd, 2010.
7. **ADJOURNMENT:**
There being no further business to come before this joint committee, the meeting of the Worcester Township Board of Supervisors & Planning Commission was adjourned by Mr. Arthur Bustard, at 12:46 P.M.

WORCESTER TOWNSHIP
PLANNING COMMISSION WORK SESSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
THURSDAY, APRIL 8th, 2010 7:30 P.M.

CALL TO ORDER

The regularly scheduled meeting of the Planning Commission was called to order by Mr. Gordon Todd at 7: 36 P.M.

ATTENDANCE

PRESENT:

Gordon Todd	Chairman
Pat Quigley	Vice – Chairman
Doug Rotondo	Secretary
Robert Hayes	Member
Bill Fox	Member
Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

ABSENT:

None

GUESTS:

Mr. Luke Beidler: Swede St, Norristown, PA
Ms. Nancy Crist: Mill Rd Resident
Mr. John E. Heyser: Germantown Pk & Valley Forge Rd Resident
Ms. Lyn Harper Mozley: Anvil Dr Resident
Mr. Lance Asher: Kriebel Mill Rd Resident
Mr. Joe Campisi: Valley Forge Rd Resident
Mr. Harry Griffith: Griffith Rd Resident
Mr. Mark Levins: Quarry Hall Rd Resident
Mr. Charles Venezia: Germantown Pk Resident
Ms. Maeve Vogan: Dell Rd Resident
Ms. Holly Sensenig: Mill Rd Resident
Mr. Carl Sensenig: Mill Rd Resident
Ms. Barbara Reed: Valley Forge Rd Resident
Mr. Wayne Reed: Valley Forge Rd Resident
Mr. Dan Bontempo: Wanda Rd Resident
Ms. Linda Bontempo: Wanda Rd Resident
Mr. Louis Betz: Dell Rd & Germantown Pk Resident
Mr. Frank Pileggi: Germantown Pk Resident
Ms. Dee Dee McGrane: Stump Hall Rd Resident
Ms. Carolyn Brooke: Germantown Pk Resident
Ms. Kim David: Berks Rd Resident
Mr. David Place: Griffith Rd & Germantown Pk Resident
Mr. Luciana Alessandrini: Germantown Pk Resident

- 1. APPROVAL OF MEETING MINUTES OF MARCH 25th, 2010:**
Mr. Gordon Todd proposed tabling the meeting minutes to be reviewed at the next scheduled Planning Commission meeting and all were in agreement.

2. VILLAGE PLANNING:

An overall outline was presented by the Planning Commission. All guests in attendance marked off on a list provided by the Planning Commission of what goals are most important to have addressed in the discussion of village planning. All guests in attendance split off into three (3) groups and each group discussed and presented the various amenities they would like to see as a result of the village planning work-shops (i.e. additional parking, restaurants, shops, etc...). Questions and discussion ensued.

3. ADJOURNMENT

There being no further business to come before this committee, the meeting of the Worcester Township Planning Commission was adjourned by Mr. Gordon Todd, at 9:15 P.M.

WORCESTER TOWNSHIP
PLANNING COMMISSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
THURSDAY, APRIL 22nd, 2010 7:30 P.M.

CALL TO ORDER

The regularly scheduled meeting of the Planning Commission was called to order by Mr. Gordon Todd at 7: 34 P.M.

ATTENDANCE

PRESENT:

Gordon Todd	Chairman
Pat Quigley	Vice – Chairman
Robert Hayes	Member
Bill Fox	Member
Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

ABSENT:

Doug Rotondo	Secretary
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GUESTS:

Ms. Susan Caughlan: Overhill Dr Resident
Ms. Andy Deterline, Esq.: BPG Properties, Representative for Limited Industrial District Proposed Language

1. APPROVAL OF MEETING MINUTES:

A motion by Mr. Bill Fox for approval of the minutes for the meeting held on March 25th, 2010, seconded by Mr. Robert Hayes, was passed unanimously. A motion by Ms. Pat Quigley for approval of the minutes as revised for the meeting held on April 8th, 2010, seconded by Mr. Robert Hayes, was passed unanimously.

2. ZONING AMENDMENT PROPOSAL:

An overall outline was discussed regarding the zoning amendment proposal packet. The limited industrial district, proposed sport court ordinance, proposed changes to agricultural definition, waiver of land development form, and raising the allowable fence height are to be agenda items at the next scheduled Planning Commission meeting for discussion. Questions and discussion ensued.

3. VILLAGE PLANNING:

An overall outline was discussed regarding when the next scheduled public work-shop shall be and what material will be discussed and presented. Roughly, in four (4) weeks another public work-shop will be scheduled. Questions and discussion ensued.

4. ADJOURNMENT

There being no further business to come before this committee, the meeting of the Worcester Township Planning Commission was adjourned by Mr. Gordon Todd, at 9:31 P.M.

WORCESTER TOWNSHIP
PLANNING COMMISSION WORK SESSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
THURSDAY, MAY 13th, 2010 7:30 P.M.

CALL TO ORDER

The regularly scheduled meeting of the Planning Commission was called to order by Mr. Gordon Todd at 7:31 P.M.

ATTENDANCE

PRESENT:

Gordon Todd	Chairman
Pat Quigley	Vice – Chairman
Robert Hayes	Member
Bill Fox	Member
Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

ABSENT:

Doug Rotondo	Secretary
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GUESTS:

Ms. Susan Caughlan: Overhill Dr Resident
Mr. Mike Furey, Esq.: Representative for Zoning Hearing Board Application #10-05
Ms. Maeve Vogan: Dell Rd Resident
Mr. Robert Cook: BPG Properties, Representative for Limited Industrial District Proposed Language

1. ZONING HEARING BOARD APPLICATIONS FOR DISCUSSION

• **APPL #10-05, HMB REALTY, LLC LOCATED AT THE INTERSECTION OF VALLEY FORGE RD & SKIPPACK PK:**

Mr. Mike Furey, Esq. presented to the Planning Commission the variance from section 150-114 to permit a canopy over the replacement gasoline pumps at the existing gasoline station to encroach into the front yard setback and the district yard setback for a property line with an adjacent single family residential district and a variance from sections 150-162.1 & 150-162.2 to permit the expansion of a non-conforming structure was discussed. Mr. Gordon Todd recused himself from this agenda item and left the building during the discussion. Ms. Pat Quigley, Mr. Robert Hayes, and Mr. Bill Fox were concerned with the height of the canopy, whether or not the canopy would fit in with the current aesthetics of the existing building located at the property, and if it was possible to have the applicant construct a peaked gabled canopy roof opposed to a flat canopy roof. The applicant is planning on applying for a solar energy grant in the future for the purpose of placing solar panels on top of the flat canopy roof. Discussion and questions ensued. The Planning Commission unanimously recommends for the applicant to look into design alternatives to create the lowest flat canopy possible if solar panels are to be installed and re-visit the Planning Commission with their revisions once completed for further discussion.

- **APPL #10-04, CLEARWIRE US, LLC LOCATED AT 2709 TOWNSHIP LINE RD:**

The variance from sections 150-11 & 150-15 to permit the property to be used for establishment of a wireless communications facility and for the installation of antennas at approx. 52' in height on an existing 40' water storage tank was discussed. Questions and discussion ensued. The Planning Commission expressed concern for additional stand alone towers and extensive additional development to this particular site. The Planning Commission unanimously recommends that a site owned by Worcester Township be considered regarding cell phone construction and usage due to the definition and requirement set forth by "Municipal Use" stated in Chapter 150 of the Worcester Township Zoning Code.

- **APPL #10-06, JOHN E. HEYSER LOCATED AT 3019 W. GERMANTOWN:**

The variance from sections 150-147(D)(F) to permit the replacement and expansion of the existing sign which is non-conforming was discussed. The Planning Commission unanimously recommends that the applicant adhere to the current zoning in place which allows for the sign to be maintained and/or replaced, however does not allow for the expansion of an existing non-conforming sign.

2. ZONING AMENDMENT DISCUSSION

- **LIMITED INDUSTRIAL (LI) DISTRICT PROPOSED LANGUAGE & ZONING ORDINANCE:**

The proposed language to the limited industrial district (LI) allows the potential for research facilities as a permitted use. Due to the nature of certain types of research (pharmaceutical), changes would be required to Worcester Township's current zoning ordinance. These changes would relate to the Visteon facility located on Morris Rd. The Planning Commission unanimously recommends the approval of the language additions and changes based on the Township Engineer's review letter and recommendation.

- **PROPOSED SPORT COURT ORDINANCE:**

The Planning Commission recommends the approval of the proposed sport court ordinance language by the Township Solicitor's office setting regulations for sport courts constructed in Worcester Township with the addition of such language: "The applicant shall provide a vegetative screening landscape buffer per the Worcester Township landscape ordinance requirements for rear and side yards as set forth by Section 130-28 of the Worcester Township Subdivision & Land Development Ordinance."

- **PROPOSED LANGUAGE CHANGES TO AGRICULTURAL DEFINITION:**

The Planning Commission unanimously recommends the proposed language for the definition of agriculture: "AGRICULTURE – (1) The production of The production of field crops; vegetables; fruits; berries; herbs; horticultural products, including nursery stock, shrubs, trees, and flowers; animals and animal products, but excluding Confined Animal Feeding Operations, piggeries, and slaughterhouses; timber and other wood products derived from trees; aquatic plants and animals; and (2) "Commercial equine activity" as defined in the Pennsylvania Agricultural Security Area Law, 3 P.S. §§ 901-915."

- **WAIVER OF LAND DEVELOPMENT FORM:**

The Planning Commission unanimously recommends that a waiver of land development form not be created or initiated at any point in time in the Worcester Township administration due to that all applicants should have to adhere to the formal land development and subdivision process.

- **RAISING THE ALLOWABLE FENCE HEIGHT:**

The Planning Commission unanimously recommends the proposed additional language for the section 150-182(A) of the Worcester Township Zoning Ordinance: "No fence or wall (except a retaining wall or a wall of a building permitted under this chapter) over four feet in height may be erected in any of the side or rear yard setbacks in any residential district, except that a fence of open design, such as post and rail, post and board, or metal open work, but specifically excluding chain link fencing and mesh fencing, up to 60" in height may be erected no closer than one foot from any property line in all residential districts, subject to the restrictions of the remainder of this section 150-182."

The Planning Commission tabled the discussion of deer fencing requirements as an agenda item for a future regularly scheduled meeting.

- **RE-EVALUATE PRIORITY LIST OF ZONING AMENDMENT PROPOSAL:**

The Planning Commission will review all-terrain vehicle example zoning ordinances, the proposed noise ordinance, the proposed grading & excavation ordinance, and the proposed stormwater ordinance at their next regularly scheduled meeting.

3. VILLAGE PLANNING

An overall outline was discussed regarding when the next scheduled public work-shop shall be and what material will be discussed and presented. Roughly, in four (4) to six (6) weeks another public work-shop will be scheduled. Questions and discussion ensued.

4. APPROVAL OF MEETING MINUTES

The Planning Commission tabled the approval of the meeting minutes from April 22nd, 2010 due to the long nature of the meeting for their next regularly scheduled meeting.

5. ADJOURNMENT

There being no further business to come before this committee, the meeting of the Worcester Township Planning Commission was adjourned by Mr. Gordon Todd, at 9:46 P.M.

WORCESTER TOWNSHIP
PLANNING COMMISSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
THURSDAY, MAY 27th, 2010 7:30 P.M.

CALL TO ORDER

The regularly scheduled meeting of the Planning Commission was called to order by Mr. Gordon Todd at 7:30 P.M.

ATTENDANCE

PRESENT:

Gordon Todd	Chairman
Pat Quigley	Vice – Chairman
Doug Rotondo	Secretary
Robert Hayes	Member
Bill Fox	Member
Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

ABSENT:

None

GUESTS:

Ms. Susan Caughlan: Overhill Dr Resident
Mr. Ludovico Cognata: Barley Ln Resident
Mr. Kurt Dietrich: Barley Ln Resident

1. APPROVAL OF MEETING MINUTES:

A motion by Ms. Pat Quigley for approval of the minutes for the meeting held on April 22nd, 2010, seconded by Mr. Doug Rotondo, was passed unanimously. A motion by Mr. Rob Hayes for approval of the minutes, as revised, for the meeting held on May 13th, 2010, seconded by Ms. Pat Quigley, was passed unanimously.

2. COGNATA-DIETRICH REVERSE SUBDIVISION:

The property is located at 3200 thru 3210 Barley Lane and is zoned “AGR” with a “LPD” overlay. The plan proposes the subdivision of an existing building into two (2) parcels. The two (2) parcels are to be conveyed and joined in common deed with the existing two (2) lots on either side of the subject lot. Mr. Robert Hayes recused himself from this matter. Mr. Ludovico Cognata and Mr. Kurt Dietrich presented the reverse subdivision plan to the Planning Commission. Questions and discussion ensued.

RECOMMENDATION:

A motion by Mr. Doug Rotondo for preliminary and final approval of the Cognata-Dietrich Reverse Subdivision, seconded by Ms. Pat Quigley, was passed unanimously.

3. VILLAGE PLANNING

An overall outline was discussed regarding when the next scheduled public work-shop shall be and what material will be discussed and presented. Roughly, in four (4) weeks another public work-shop will be scheduled. The agenda for the joint meeting, scheduled for 6/7/2010, was

discussed. An update of village planning shall be presented to the Board of Supervisors by the Planning Commission. Questions and discussion ensued.

4. ZONING AMENDMENT DISCUSSION

- **ALL-TERRAIN VEHICLE ORDINANCE:**

The Planning Commission discussed adopting an all-terrain vehicle ordinance due to the numerous complaints Worcester Township has been receiving regarding noise created by the excessive usage of all-terrain vehicles. The Planning Commission recommends that an all-terrain ordinance be adopted by Worcester Township and that the following conditions be included:

- Hours of Operation

Weekday Hours: 9 A.M. thru 7 P.M.

Weekend Hours: 10 A.M. thru 6 P.M.

- Include snowmobiles in the definition of “all-terrain vehicles”.
- A minimum of ten (10) acres shall be required for the operation of any all-terrain vehicles on an individual’s property. A maximum of four (4) all-terrain vehicles may operate on an individual’s property at the same time.
- The operation of all-terrain vehicles is prohibited on and/or within all roads, flood plains, wetlands, riparian corridors, and septic areas.

- **NOISE ORDINANCE:**

The Planning Commission raised the question of how a noise ordinance would be adequately enforced by Worcester Township if adopted and decided to table the discussion item for their next scheduled meeting.

- **HISTORIC ORDINANCE:**

The Planning Commission tabled this discussion item for their next scheduled meeting.

- **HOME OCCUPATION LANGUAGE CHANGES:**

The Planning Commission tabled this discussion item for their next scheduled meeting.

5. ADJOURNMENT

There being no further business to come before this committee, the meeting of the Worcester Township Planning Commission was adjourned by Mr. Gordon Todd, at 9:45 P.M.

WORCESTER TOWNSHIP
BOARD OF SUPREVISORS & PLANNING COMMISSION JOINT MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
MONDAY, JUNE 7th, 2010 9:30 A.M.

CALL TO ORDER

The regularly scheduled joint meeting of the Board of Supervisors & Planning Commission was called to order by Mr. Arthur Bustard at 10:39 A.M.

ATTENDANCE

PRESENT:

Arthur Bustard	Chairman: Board of Supervisors
Susan Caughlan	Vice Chairman: Board of Supervisors
Steve Quigley	Member: Board of Supervisors
Joseph Bagley, Esq.	Township Solicitor
Joseph J. Nolan	Township Engineer
Daniel C. Fox	Township Interim Manager
Gordon Todd	Chairman: Planning Commission
Pat Quigley	Vice Chairman: Planning Commission
Robert Hayes	Member: Planning Commission
Bill Fox	Member: Planning Commission
Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

ABSENT:

Eunice Kriebel	Township Assistant Manager/ Treasurer
Doug Rotondo	Secretary: Planning Commission

- 1. APPROVAL OF JOINT MEETING MINUTES OF FEBRUARY 1st, 2010:**
A motion by Mr. Robert Hayes for approval of the minutes for the meeting held on February 1st, 2010, seconded by Mr. Bill Fox, was passed unanimously.
- 2. NW CORNER OF GERMANTOWN PIKE & TROOPER RD – 3.4 ACRES:**
The Board of Supervisors and Planning Commission discussed with Bainbridge Capital Investments Co, LLC developing the parcel located at the northwest corner of Germantown Pike and Trooper Rd as a commercial shopping center. Issues of traffic control, parking, and viability of the complex, aesthetics, and Worcester Township's zoning code were discussed. Questions and discussion ensued. There were mixed views and opinions on what kind of commercial use would be best suited for the location. No formal decisions or recommendations were made.
- 3. SUBDIVISION & LAND DEVELOPMENT REVIEW PROCESS:**
The Board of Supervisors and Planning Commission discussed the sketch plan process. Questions and discussion ensued.
- 4. VILLAGE PLANNING:**
The Planning Commission updated the Board of Supervisors on the public work-shop held for village planning on March 11th, 2010. There were fifty-two attendee(s) from the community that were introduced to the idea of creating a village plan for Fairview Village by the Planning Commission. Questions and discussion ensued. The next public work-shop meeting is scheduled for April 8, 2010, from 7:30 P.M. to 9:30 P.M., at the Worcester Township Community Hall.

5. ZONING HEARING BOARD REVIEW PROCESS:

The Planning Commission discussed with the Board of Supervisors the protocol and procedure that they should use for reviewing zoning hearing board applications. Questions and discussion ensued. The Board of Supervisors shall request the Planning Commission's review and comments for zoning hearing board applications on a case by case basis.

6. ZONING AMENDMENT PROPOSAL:

The Planning Commission discussed with the Board of Supervisors their priority list for reviewing various zoning amendments to the Worcester Township Zoning Code and the Subdivision and Land Development Ordinance. Questions and discussion ensued. The Planning Commission will be discussing the limited industrial district proposed language additions and changes, proposed sport court ordinance, proposed language changes to the agricultural definition in the zoning ordinance, and the proposed waiver of land development form at their next scheduled meeting, April 22nd, 2010.

7. ADJOURNMENT:

There being no further business to come before this joint committee, the meeting of the Worcester Township Board of Supervisors & Planning Commission was adjourned by Mr. Arthur Bustard, at 12:46 P.M.

WORCESTER TOWNSHIP
PLANNING COMMISSION WORK SESSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
THURSDAY, JUNE 10th, 2010 7:30 P.M.

CALL TO ORDER

The regularly scheduled meeting of the Planning Commission was called to order by Mr. Gordon Todd at 7:34 P.M.

ATTENDANCE

PRESENT:

Gordon Todd	Chairman
Pat Quigley	Vice – Chairman
Doug Rotondo	Secretary
Robert Hayes	Member
Bill Fox	Member
Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

ABSENT:

None

GUESTS:

Ms. Susan Caughlan: Overhill Dr Resident

1. ZONING HEARING BOARD APPLICATION FOR DISCUSSION

- **APPL #10-05, HMB REALTY, LLC LOCATED AT THE INTERSECTION OF VALLEY FORGE RD & SKIPPACK PK:**

Application #10-05 has requested a variance from section 150-114 to permit a canopy over the replacement gasoline pumps at the existing gasoline station to encroach into the front yard setback and the district yard setback for a property line with an adjacent single family residential district and a variance from sections 150-162.1 & 150-162.2 to permit the expansion of a non-conforming structure. Mr. Gordon Todd presented to the Planning Commission various design concepts and layouts of the canopy. One (1) member was in favor of the flat canopy proposed due to the simplicity of the design. Two (2) members were in favor of the hipped roof proposed due to the compatibility with the current buildings architecture located at the property. One (1) member did not have a preference of either proposal. Mr. Gordon Todd recused himself from offering an opinion on the proposed design concepts and layouts.

2. APPROVAL OF MEETING MINUTES

A motion by Ms. Pat Quigley for approval of the minutes, as revised, for the meeting held on May 27th, 2010, seconded by Mr. Bill Fox, was passed unanimously.

3. VILLAGE PLANNING

An overall outline was discussed regarding when the next scheduled public work-shop shall be and what material will be discussed and presented. The next public work shop is tentatively scheduled for July 22nd, 2010. Questions and discussion ensued.

4. **ZONING AMENDMENT DISCUSSION**

- **FENCE HEIGHT – SETBACK REGULATIONS**

The Planning Commission discussed setback requirements regarding the installation of allowable fencing within a property owner's setbacks in relation to the property line. The Planning Commission recommends that all allowable fencing installed within the setbacks of a property be a minimum of three (3) feet away from the property line.

- **HOME OCCUPATION LANGUAGE ADDITIONS AND CHANGES**

The Planning Commission recommends that language additions and changes be made to the Worcester Township Zoning Ordinance regarding home occupations. The Planning Commission recommends that the definition of "Home Occupation" be replaced with the wording of "Home Based Business". Home Based Businesses shall be accessory to the primary use of the property, conducted by a full-time resident of the property, a maximum of two (2) additional persons who are not residents of the property can be employed, no deliveries to or from the home based business shall occur from a vehicle with more than two axles, home based businesses are entitled to signage in accordance with 150-148A of the Worcester Township Zoning Code, and no vehicles or equipment associated with the home based business shall be parked on any public street at any time.

5. **PLANNING COMMISSION AGENDA**

The Planning Commission tabled this discussion item for their next scheduled meeting.

6. **ADJOURNMENT**

There being no further business to come before this committee, the meeting of the Worcester Township Planning Commission was adjourned by Mr. Gordon Todd, at 9:37 P.M.

WORCESTER TOWNSHIP
PLANNING COMMISSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
THURSDAY, JUNE 24th, 2010 7:30 P.M.

CALL TO ORDER

The regularly scheduled meeting of the Planning Commission was called to order by Mr. Gordon Todd at 7:35 P.M.

ATTENDANCE

PRESENT:

Gordon Todd	Chairman
Pat Quigley	Vice – Chairman
Robert Hayes	Member
Bill Fox	Member
Joseph J. Nolan, P.E.	Township Engineer – CKS Engineers
Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

ABSENT:

Doug Rotondo Secretary

GUESTS:

Ms. Donna Guardino: Applicant for 3155 Methacton Ave – Guardino Subdivision
Ms. Cindy Nacarelli: Applicant for 3155 Methacton Ave – Guardino Subdivision
Mr. Jason Duckworth: Acadia Land Development, Owner
Ms. Susan Caughlan: Overhill Dr Resident

1. 3155 METHACTON AVE – GUARDINO SUBDIVISION: PRELIMINARY APPROVAL CONSIDERATION

The property is located in the zoning district R-100. The plan proposes the subdivision of a 1.3361 acre parcel into two building lots. Lot No. 1 will contain the existing dwelling and the lot area will be approx. (+/-) 31,171 Sq. Ft. Lot No. 2 will be a flag lot, accessed by a 25 foot strip from Methacton Avenue, and contain approx. (+/-) 34,773 Sq. Ft. The plan proposes the construction of a single family dwelling on Lot No. 2 to be accessed by a shared driveway through the 25 foot access strip.

Ms. Donna Guardino and Ms. Cindy Nacarelli presented the proposed two (2) lot subdivision to the Planning Commission for preliminary approval consideration. Mr. Joseph J. Nolan, P.E. referenced his review letter, dated May 7th, 2010 stating that there is concern with the future maintenance and responsibility of the rock walls shown on the proposed plan, as they cross over several parcels. It is unclear if there rock walls are to remain or to be removed. The applicants explained that the rock walls are man-made and that in their next plan submission this shall be clarified. He addressed that the applicant's consultant should provide calculations on the sizing of the seepage bed to determine whether it meets the requirements the Stormwater Management Ordinance of Worcester Township. Additionally, all other technical items in his review should be rectified in the applicant's next plan submission. Questions and discussion ensued.

RECOMMENDATION:

A motion by Ms. Pat Quigley motioned to table the review until revised plans are resubmitted addressing the technical items addressed by CKS and MCPC, seconded by Mr. Bill Fox, was passed unanimously.

**2. ZONING AMENDMENT & SUBDIVISION AND LAND DEVELOPMENT
AMENDMENT DISCUSSION**

• **GRADING & EXCAVATION ORDINANCE**

Mr. Joseph J. Nolan, P.E. presented the proposed Grading & Excavation Ordinance for consideration to the Planning Commission for consideration. The purpose of adding this ordinance is to provide minimum standards to safeguard persons, to protect property and to promote the public welfare by regulating and controlling the design, construction, quality of materials, use, location and maintenance of grading, excavation and fill within the Township. The ordinance requires a permit to be obtained for all major excavation.

Ms. Pat Quigley addressed that flood plains need to be included and cross referenced in the language. Mr. Gordon Todd addressed that the Township Solicitor needs to include enforcement provisions in the final draft ordinance. Mr. Joseph J. Nolan, P.E. stated he will be providing his final draft of the grading and excavation ordinance to the Township within the following weeks.

RECOMMENDATION:

The Planning Commission recommends approval of the proposed language for the grading and excavation ordinance and that the ordinance should be a standalone ordinance when adopted.

• **SIGN ORDINANCE**

The Planning Commission tabled the sign ordinance discussion for a future scheduled meeting.

3. VILLAGE PLANNING

Mr. Jason Duckworth gave a presentation on community/ village planning and development. He focused on the methodology of creating a walkable community through the communities wants and needs without using the box method of commercial development. The next public work shop is tentatively scheduled for July 22nd, 2010. Questions and discussion ensued.

4. PLANNING COMMISSION AGENDA

The Planning Commission shall be reviewing the Preserve @ Worcester – 39 Lot Subdivision for preliminary approval consideration at their next scheduled meeting.

5. APPROVAL OF MEETING MINUTES

The Planning Commission tabled the approval of the June 10th, 2010 meeting minutes for their next scheduled meeting.

6. ADJOURNMENT

There being no further business to come before this committee, the meeting of the Worcester Township Planning Commission was adjourned by Mr. Gordon Todd, at 9:37 P.M.

WORCESTER TOWNSHIP
PLANNING COMMISSION WORK SESSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
THURSDAY, JULY 8th, 2010 7:30 P.M.

CALL TO ORDER

The regularly scheduled meeting of the Planning Commission was called to order by Mr. Gordon Todd at 7:32 P.M.

ATTENDANCE

PRESENT:

Gordon Todd	Chairman
Pat Quigley	Vice – Chairman
Doug Rotondo	Secretary
Bill Fox	Member

ABSENT:

Robert Hayes	Member
Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

GUESTS:

Mr. Salvatore Paone, Jr.: Applicant for the Preserve @ Worcester
Mr. Timothy Woodrow, P.E.: Representative for applicant for the Preserve @ Worcester
Mr. Harry Griffith: Griffith Rd Resident
Mrs. Charlotte Griffith: Griffith Rd Resident
Mr. William Bocklington: Resident

1. THE PRESERVE @ WORCESTER – 39 LOT SUBDIVISION

This property is in Zoning District AGR. The subdivision plan consists of six separate parcels which total approximately 130.8 acres. Three of the parcels are located along Whitehall Road (50.7 acres), and the remaining three parcels are located along North Wales Road (80.1 acres). The subdivision proposes 39 buildable lots to be located on two of the parcels along North Wales Road Utilizing Option #1 (with public sewer) contained in the Growing Greener Ordinance. The subdivision also proposes utilizing the “Transfer of Development Rights” as permitted in the Growing Greener Ordinance. This allows the transfer of the development rights from the parcels along Whitehall Road to the parcels along North Wales Road. The total open space included in this development in this development is approximately 95.1 acres.

Mr. Salvatore Paone and Mr. Timothy Woodrow, P.E. presented the 39 lot subdivision plan to the Planning Commission. There are total of 19 subdivision and land development waivers requested. CKS’s review, dated June 3rd, 2010 was discussed regarding their recommendations regarding the growing greener ordinance, zoning ordinance, subdivision & land development ordinance, and stormwater requirements. Questions and discussion ensued.

RECOMMENDATION:

Mr. Doug Rotondo recused himself. A motion by Ms. Pat Quigley granting preliminary approval contingent upon narrowing the main entrance off of Skippack Pk, narrowing all internal roadways, the elimination of all walls/berms/and slopes located at main entrance way by

replacing with natural grading, adding minor screening buffer along Zarchezk Rd, including heavy landscaping throughout the subdivision, obtaining required conditional use approval, and the plans are subject to Township Engineer's comments, seconded by Mr. Bill Fox, was passed unanimously.

2. APPROVAL OF MEETING MINUTES

A motion by Mr. Doug Rotondo for approval of the minutes for the meeting held on June 10th, 2010, seconded by Mr. Bill Fox, was passed unanimously. A motion by Ms. Pat Quigley for approval of the minutes, for the meeting held on June 24th, 2010, seconded by Mr. Gordon Todd, was passed unanimously.

3. VILLAGE PLANNING

An overall outline was discussed regarding the Fairview Village Planning public work-shop, scheduled for the Planning Commission's next scheduled meeting, July 22nd, 2010 at 7:30 P.M. located at the Worcester Township Community Hall for Worcester Township residents and interested parties. Questions and discussion ensued.

4. PLANNING COMMISSION AGENDA

The Planning Commission shall be holding a public work-shop for Worcester Township residents and interested parties regarding Fairview Village Planning at their next scheduled meeting.

5. ADJOURNMENT

There being no further business to come before this committee, the meeting of the Worcester Township Planning Commission was adjourned by Mr. Gordon Todd, at 8:59 P.M.

WORCESTER TOWNSHIP
PLANNING COMMISSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
THURSDAY, JULY 22nd, 2010 7:30 P.M.

CALL TO ORDER

The regularly scheduled meeting of the Planning Commission was called to order by Mr. Gordon Todd at 7:30 P.M.

ATTENDANCE

PRESENT:

Gordon Todd	Chairman
Pat Quigley	Vice – Chairman
Doug Rotondo	Secretary
Robert Hayes	Member
Bill Fox	Member
Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

ABSENT:

None

GUESTS:

Mr. Alex Hall: Griffith Rd Resident
Mr. Charles Venezia: Germantown Pk Resident
Mr. Don Sassi: Griffith Rd Resident
Ms. Maeve Vogan: Dell Rd Resident
Mr. Rick DeLello: Stony Creek Rd Resident
Mr. Les Crist: Mill Rd Resident
Mrs. Nancy Crist: Mill Rd Resident
Ms. Nancy Thomsen: Artmar Rd Resident
Mr. James N. O'Donnell: North Trooper Rd Resident
Mr. Dave Place: Griffith Rd Resident
Mr. Andre DePrinzio: Berks Rd Resident
Mr. Larry Rahmer: Valley Forge Rd Resident
Mr. David John Place: Germantown Pk Resident
Mr. Frank Pileggi: Germantown Pk Resident
Mr. Greg Stirzel: Quarry Hall Rd Resident
Mrs. Linda Stirzel: Quarry Hall Rd Resident
Ms. Kim David: Berks Rd Resident
Mr. Charles O'Neal: Kriebel Mill Rd Resident
Mr. Louis Betz: Dell Rd Resident
Mr. Harry Griffith: Griffith Rd Resident
Mr. Charlotte Griffith: Griffith Rd Resident
Ms. Suzanne Lord: Hollow Rd Resident
Ms. Barbara Reed: Valley Forge Resident
Ms. Dee Dee McGrane: Stump Hall Rd Resident
Ms. Susan Caughlan: Overhill Dr Resident

1. VILLAGE PLANNING – FAIRVIEW VILLAGE at the INTERSECTION OF VALLEY FORGE RD & GERMANTOWN PK

An overall outline of traffic calming measures was presented by the Planning Commission. The presentation included, but was not limited to, alleviating the congestion at the intersection of Valley Forge Rd and Germantown Pike (i.e. round about), speed bumps to be installed to slow traffic, lowering the speed limit to 25 MPH, and adding center aesthetic landscaping aisles. Questions and discussion ensued.

2. APPROVAL OF MEETING MINUTES

A motion by Ms. Pat Quigley for approval of the minutes for the meeting held on July 8th, 2010, seconded by Mr. Doug Rotondo, was passed unanimously.

3. PLANNING COMMISSION AGENDA

The Planning Commission shall be discussing recommendations regarding amending the signage and accessory use and structure ordinances at their next scheduled meeting, August 12th, 2010.

4. ADJOURNMENT

There being no further business to come before this committee, the meeting of the Worcester Township Planning Commission was adjourned by Mr. Gordon Todd, at 9:39 P.M.

WORCESTER TOWNSHIP
PLANNING COMMISSION WORK SESSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
THURSDAY, AUGUST 12th, 2010 7:30 P.M.

CALL TO ORDER

The regularly scheduled meeting of the Planning Commission was called to order by Mr. Gordon Todd at 7:32 P.M.

ATTENDANCE

PRESENT:

Gordon Todd	Chairman
Pat Quigley	Vice – Chairman
Doug Rotondo	Secretary
Robert Hayes	Member
Bill Fox	Member
Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

ABSENT:

None

GUESTS:

Ms. Susan Caughlan: Overhill Dr Resident
Mr. Nic Imperial: Fisher Rd Resident
Mrs. Lois Imperial: Fisher Rd Resident
Mr. Richard DeLello: Stony Creek Rd Resident

1. MONTGOMERY PRESBYTERIAN CHURCH LAND DEVELOPMENT PLAN LOCATED AT 3260 MORRIS RD

The revised final phased plan, consisting of three phases, proposes a building addition onto the existing structure, play area, and 237 parking spaces and is located at Morris Road and Wentz Church Road. A majority of the improvements shall be completed in phase I. The gross acreage is approximately 38.899 (+/-) acres. Discussion and questions ensued.

RECOMMENDATION:

A motion by Ms. Pat Quigley for approval of the revised final phased plan, seconded by Mr. Doug Rotondo, was passed unanimously.

2. ZONING AMENDMENT DISCUSSION

• **SIGNAGE**

The Planning Commission briefly discussed the current sign ordinance. Mr. DeLello expressed his concerns that the R-AG-200 district is not incorporated into the current sign ordinance and needs to be included in the amended language, as well as make sure that all language within the amended sign ordinance be succinct, including but not limited to neighborhood/ development signage requirements. The Planning Commission tabled the discussion to their next scheduled meeting due to wanting to review the proposed draft sign ordinance created in 2007, as well as surrounding Township ordinances, for a better understanding of what changes and additions are needed to the current sign ordinance.

- **ACCESSORY STRUCTURES & USES**

The Planning Commission recommends that language additions and changes be made to the Worcester Township Zoning Ordinance regarding accessory structures and uses. The Planning Commission recommends the following:

- Garages are to be defined as an accessory structure.
- The setback requirements is to be lessened for agricultural structures, accessory structures including but not limited to garages, private swimming pools, and decorative structures.
- The minimum setback requirement regarding the pool location behind the main dwelling unit is to be eliminated.
- Utility structures are to be exempt from setback regulations regarding single family and agricultural structures.
- Private newspaper boxes are to be located in conjunction with the property owners' mailbox.
- The keeping of horses and livestock are to be allowed on properties having a gross lot area of three acres or more. A gross lot area of three acres shall allow a maximum of two large animals. Each additional acre of gross lot area shall allow one additional large animal or the equivalent.
- Fences, private tennis courts, private sport courts, and private driveways shall be regulated by their own stand alone ordinances in Chapter 150 of the Worcester Township Zoning Ordinance.

Mr. Imperial expressed his concerns that regardless of how large one's property is, appropriate strict setbacks need to be in place for the peace and welfare of adjacent property owner's use and enjoyment.

3. VILLAGE PLANNING

An overall outline was discussed regarding village planning for Fairview Village. Questions and discussion ensued. A presentation is being planned to be given at a future joint meeting with the Board of Supervisors regarding village planning and the research the Planning Commission has done thus far.

4. APPROVAL OF MEETING MINUTES

A motion by Ms. Pat Quigley for approval of the minutes, contingent upon minor grammatical changes, for the meeting held on July 22nd, 2010, seconded by Mr. Doug Rotondo, was passed unanimously.

5. PLANNING COMMISSION AGENDA FOR AUGUST 26th, 2010 MEETING

The Planning Commission shall be discussing conditional use approval consideration for the Preserve @ Worcester, conditional use approval consideration for Kibblehouse-Rotelle Subdivision, preliminary plan approval consideration for the Guardino Subdivision, zoning hearing board application #10-10 (North Grange, LLC), zoning amendment language regarding the current sign ordinance, and village planning for Fairview Village.

6. ADJOURNMENT

There being no further business to come before this committee, the meeting of the Worcester Township Planning Commission was adjourned by Mr. Gordon Todd, at 9:46 P.M.

WORCESTER TOWNSHIP
PLANNING COMMISSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
THURSDAY, AUGUST 26th, 2010 7:30 P.M.

CALL TO ORDER

The regularly scheduled meeting of the Planning Commission was called to order by Mr. Gordon Todd at 7:30 P.M.

ATTENDANCE

PRESENT:

Gordon Todd	Chairman
Pat Quigley	Vice – Chairman
Doug Rotondo	Secretary
Robert Hayes	Member
Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

ABSENT:

Bill Fox	Member
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GUESTS:

Ms. Bernadette A. Kearney, Esq: HRMM&L, Representative for Preserve @ Worcester and Kibblehouse-Rotelle Subdivision

Mr. Timothy Woodrow, P.E.: Woodrow & Associates, Representative for Preserve @ Worcester and Guardino Subdivision

Mr. Nicolas Ficola, P.E.: Bursich Engineering, Representative for Kibblehouse-Rotelle Subdivision

Mr. Peter Rotelle: Developer

Mr. Anthony Hibbeln, P.E.: Hibbeln Engineering Company, LLC, Representative for North Grange, LLC

Mr. Thomas Riley: Ambler Savings Bank

Ms. Maeve Vogan: Dell Rd Resident

Mr. Richard DeLello: Stony Creek Rd Resident

Dr. James L. Mollick: Country View Ln Resident

- 1. PRESERVE @ WORCESTER – CONDITIONAL USE APPROVAL CONSIDERATION**

This property is in Zoning District AGR. The subdivision plan consists of six separate parcels which total approximately 130.8 acres. Three of the parcels are located along Whitehall Road (50.7 acres), and the remaining three parcels are located along North Wales Road (80.1 acres). The subdivision proposes 39 buildable lots to be located on two of the parcels along North Wales Road Utilizing Option #1 (with public sewer) contained in the Growing Greener Ordinance. The subdivision also proposes utilizing the “Transfer of Development Rights” as permitted in the Growing Greener Ordinance. This allows the transfer of the development rights from the parcels along Whitehall Road to the parcels along North Wales Road allowable by conditional use approval. The total open space included in this development in this development is approximately 95.1 acres.

Ms. Bernadette A. Kearney, Esq. and Mr. Timothy Woodrow, P.E. presented the 39 lot subdivision plan to the Planning Commission. Units 17 and 93 are proposed for a residential development consisting of 39 lots. There are 15 lots that can be built on Units 4 and 20 and 4 units that can be built on Unit 94 for a total of 19 lots or 19 TDR's. The Applicant is requesting that these 19 lots or TDR's be transferred to Units 17 and 93 as part of the conservation subdivision to permit a total of 39 lots on Units 17 and 93 (20 yield + 19 TDR's).

Pursuant to Section 150-110.3.F of the Worcester Township Zoning Ordinance, all or some of the units permitted subsections A, B, and C of Section 110.3.F on one or more tracts may be transferred to one or more tracts by conditional use. Applicant is requesting a conditional use for the 19 TDR's. Questions and discussion ensued.

RECOMMENDATION:

A motion by Ms. Pat Quigley recommending conditional use approval in conjunction with CKS's review dated August 16th, 2010, seconded by Mr. Robert Hayes, was passed unanimously.

2. KIBBLEHOUSE-ROTELLE SUBDIVISION – CONDITIONAL USE & FINAL APPROVAL CONSIDERATION

The property is in the LPD Land Preservation District. The tract is bounded by Berks Rd to the south, Weber Rd to the north, and the Pennsylvania Turnpike to the east. The subdivision consists of the creation of 12 single-family lots on a parcel or approximately 60 acres of land. An existing dwelling and accessory buildings are noted to remain. Lots 1 thru 9 will access Weber Rd, and Lots 10 thru 12 will access Berks Rd. The conditional uses requested are to allow crossing and grading of the riparian corridor crossings.

Ms. Bernadette A. Kearney, Esq. and Mr. Nicolas Fieola, P.E. presented the 12 lots subdivision and the conditional use requests to the Planning Commission. The conditional use requested is to allow crossing of Zone 1 or the riparian corridor for a proposed driveway to access Lots 10 and 11, to allow crossing of Zone 2 of the riparian corridor for a proposed driveway to access Lots 10 and 11, and to allow grading associated with naturalized Basins A3A and A3C to be located within Zone 2 of the riparian corridor. The Planning Commission stated they would review the final plan approval consideration at their next scheduled meeting held on September 9th, 2010. Questions and discussion ensued.

RECOMMENDATION:

A motion by Ms. Pat Quigley recommending conditional use approval in conjunction with CKS's review dated August 17th, 2010, seconded by Mr. Doug Rotondo, was passed unanimously.

3. GUARDINO SUBDIVISION – PRELIMINARY PLAN APPROVAL CONSIDERTION

The property is in Zoning District R-100. The plan proposes the subdivision of a 1.6631 acre parcel into 2 building lots. Lot No. 1 will contain the existing dwelling and the lot area will be approximately 31, 171 Sq. Ft. Lot No. 2 will be a flag lot, accessed by a 25 foot strip from Methacton Avenue, and contain approximately 34,773 Sq. Ft. The plan proposes the construction of a single family dwelling on Lot No. 2 to be accessed by a shared driveway through the 25' access strip.

Mr. Timothy Woodrow, P.E.: presented the 2 lot subdivision to the Planning Commission. The Planning Commission questioned whether shrubbery could exist where the rock-bed is currently located. Mr. Woodrow stated that it is unlikely for shrubbery of any kind to grow properly in this area due to its current state. Questions and discussion ensued.

RECOMMENDATION:

A motion by Ms. Pat Quigley recommending preliminary/ final approval in conjunction with CKS's review dated July 23rd, 2010, seconded by Mr. Doug Rotondo, was passed unanimously.

**4. ZONING HEARING BOARD APPLICATION #10-10, NORTH GRANGE LLC
LOCATED AT 3481 GERMANTOWN PK**

Mr. Anthony Hibbeln, P.E. presented Zoning Hearing Board and Land Development Application #10-10 to the Planning Commission. The property is in Zoning District "AGR". The applicant is requesting zoning relief from such sections of the Worcester Township Zoning Code – Chapter 150 in order to move forward with their Land Development Application submission. The applicant submitted both their Zoning Hearing Board & Land Development Application to the Township simultaneously for the purpose of cost cutting measures due to the current state of the economy.

The variances requested are as such:

- Variance from Section 150-11 to permit a non-residential use of the property regarding the construction, operation, and maintenance or improvements including stormwater management facility & appurtenances, trash & recyclables, paved ingress/ egress/ & regress area, materials storage, material loading and unloading, and curb & fencing.
- Variance from Section 150-13(B)(2) to permit the construction, operation, and maintenance of improvements including stormwater management facility & appurtenances, trash, & recyclables, paves ingress and egress area, materials storage, material loading and unloading, and curb & fencing within the front & side yard setbacks.
- Variance from Section from 150-182(B) to permit the privacy/ security fence within the front yard setback.
- Variance from Section 150-203(A)(C)(D) to permit the entire basin within yard area.
- Variance from Section 150-225 to allow applicant two years to implement improvements.

The Planning Commission expresses absolutely no opinion on the legal issues before the Zoning Hearing Board and has the following comments and concerns regarding the design aspects of the Zoning Hearing Board & Land Development Application submissions:

- Proposed plan shows an overbuilt site between two townships. (Worcester Township & Lower Providence) The Planning Commission is not in favor of such.
- There are more parking spaces proposed than required. The Planning Commission is not in favor of such.
- There is a large amount of impervious coverage being added which creates a large intrusion to the rural landscaping that currently exists. The Planning Commission is not in favor of such.
- The detention basin proposed is over-sized and the Planning Commission is not in favor of such.

Questions and discussion ensued.

5. ZONING AMENDMENT DISCUSSION

• **SIGNAGE**

The Planning Commission discussed the current sign ordinance. The Planning Commission recommends that contractor signage be allowed, no more than 1 sign shall be allowed for developments regarding their identification entrance, and that a sign property maintenance clause be added defining sign maintenance requirements of property owners. Questions and discussion ensued.

The Planning Commission would like to further evaluate group signage and non-conforming signage at their next scheduled meeting due to wanting to further discuss the current sign ordinance.

6. APPROVAL OF MEETING MINUTES

The Planning Commission tabled the approval of the August 12th, 2010 meeting minutes for their next scheduled meeting.

7. VILLAGE PLANNING

The Planning Commission tabled the village planning discussion of Fairview Village for their next scheduled meeting.

8. PLANNING COMMISSION AGENDA FOR SEPTEMBER 9th, 2010 MEETING

The Planning Commission shall be discussing final approval consideration for Kibblehouse-Rotelle Subdivision, zoning amendment language regarding the current sign ordinance, approval consideration for meeting minutes August 12th, 2010 & August 26th, 2010, and village planning for Fairview Village.

9. ADJOURNMENT

There being no further business to come before this committee, the meeting of the Worcester Township Planning Commission was adjourned by Mr. Gordon Todd, at 9:59 P.M.

WORCESTER TOWNSHIP
PLANNING COMMISSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
THURSDAY, SEPTEMBER 9th, 2010 7:30 P.M.

CALL TO ORDER

The regularly scheduled meeting of the Planning Commission was called to order by Mr. Gordon Todd at 7:31 P.M.

ATTENDANCE

PRESENT:

Gordon Todd	Chairman
Pat Quigley	Vice – Chairman
Doug Rotondo	Secretary
Robert Hayes	Member
Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

ABSENT:

Bill Fox	Member
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GUESTS:

Ms. Maeve Vogan: Dell Rd Resident
Mr. Richard DeLello: Stony Creek Rd Resident
Dr. James L. Mollick: Country View Ln Resident

1. KIBBLEHOUSE-ROTELLE SUBDIVISION – FINAL APPROVAL CONSIDERATION

The property is in the LPD Land Preservation District. The tract is bounded by Berks Rd to the south, Weber Rd to the north, and the Pennsylvania Turnpike to the east. The subdivision consists of the creation of 12 single-family lots on a parcel of approximately 60 acres of land. An existing dwelling and accessory buildings are noted to remain. Lots 1 thru 9 will access Weber Rd, and Lots 10 thru 12 will access Berks Rd.

The Planning Commission reviewed the final plan for approval consideration. Mr. Doug Rotondo is opposed to the plan because he believes that the proposed layout could have been designed better to provide more open space around the existing farmstead and preserve the scenic view sheds from Berks and Weber Roads. He stated an alternate plan, offered by the Montgomery County Planning Commission, would have accomplished these goals, but it was not taken into consideration by the developer. Additionally, Mr. Rotondo is opposed to houses being built so close to the Turnpike, due to current noise complaints from home owners on the other side of the superhighway that arose years after the homes were built. Mr. Gordon Todd stated this plan is by-right and that he does not disagree with Mr. Rotondo's comments, however is looking to move forward with the recommendation for approval of the proposed final plan. Mr. Robert Hayes is in agreement with Mr. Rotondo regarding the PA Turnpike noise issue, as well as stated that the plan proposed is by-right. Ms. Pat Quigley stated that the Developer satisfied the Planning Commission's previous requests of not being able to further subdivide the tracts and provided a complete landscaping plan. Additionally, Ms. Quigley recommended that there be language provided on the record plan that prohibits demolition and/or damage of the existing structures. Questions and discussion ensued.

RECOMMENDATION:

A motion by Ms. Pat Quigley recommending final plan approval in conjunction with CKS's review dated August 17th, 2010 and there be language provided on the record plan that prohibits demolition and/or damage of the existing structures, seconded by Mr. Robert Hayes, opposed by Mr. Doug Rotondo, was passed favorably.

2. ZONING AMENDMENT DISCUSSION

• **SIGNAGE**

The Planning Commission discussed the current sign ordinance. The Planning Commission recommends that computing the area of irregularly shaped signage be amended to allow the computation to reflect the actual square footage of the signage. Currently the sign ordinance forces the computation for irregularly shaped signs to compute the area of the smallest rectangle that will wholly contain the sign.

Additionally, no more than 1 sign shall be allowed for developments regarding their identification entrance.

The Montgomery County Planning Commission shall provide example sign ordinances that include commercial & shopping center language regulating size and placement.

Questions and discussion ensued.

The Planning Commission would like to further evaluate group signage and non-conforming signage at their next scheduled meeting in October due to wanting to further evaluate the current sign ordinance.

3. APPROVAL OF MEETING MINUTES

A motion by Ms. Pat Quigley for approval of the minutes for the meeting held on August 12th, 2010, seconded by Mr. Doug Rotondo, was passed unanimously.

A motion by Mr. Robert Hayes for approval of the minutes for the meeting held on August 26th, 2010, seconded by Ms. Pat Quigley, was passed unanimously.

4. VILLAGE PLANNING

An overall outline was discussed regarding when the next scheduled public work-shop shall be and what material will be discussed and presented. Questions and discussion ensued.

5. PLANNING COMMISSION AGENDA FOR SEPTEMBER 23rd, 2010 MEETING

The Planning Commission shall be discussing approval consideration for the September 9th, 2010 meeting minutes and village planning for Fairview Village. Mr. Gordon Todd announced that he shall be absent for the meeting.

6. ADJOURNMENT

There being no further business to come before this committee, the meeting of the Worcester Township Planning Commission was adjourned by Mr. Gordon Todd, at 9:14 P.M.

WORCESTER TOWNSHIP
PLANNING COMMISSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
THURSDAY, SEPTEMBER 23rd, 2010 7:30 P.M.

CALL TO ORDER

The regularly scheduled meeting of the Planning Commission was called to order by Ms. Pat Quigley at 7:32 P.M.

ATTENDANCE

PRESENT:

Pat Quigley	Acting Chairman/ Vice-Chairman
Doug Rotondo	Secretary
Robert Hayes	Member
Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

ABSENT:

Gordon Todd	Chairman
Bill Fox	Member

GUESTS:

Ms. Maeve Vogan: Dell Rd Resident
Mr. Louis Betz: Dell Rd Resident
Mr. Andrew Bertolazzi: Troop 133
Mr. Andrew Bertolazzi II: Troop 133

1. APPROVAL OF MEETING MINUTES

A motion by Mr. Robert Hayes for approval of the minutes for the meeting held on September 9th, 2010, seconded by Mr. Doug Rotondo, was passed unanimously.

2. PLANNING COMMISSION & BOARD OF SUPERVISORS AGENDA FOR OCTOBER 4th, 2010 JOINT MEETING

The Planning Commission shall be discussing with the Board of Supervisors approval consideration for the June 7th, 2010 joint meeting minutes, approval consideration for the September 23rd, 2010 Planning Commission meeting minutes, village planning for Fairview Village, zoning amendment proposal language regarding signage, and the zoning amendment language proposed for the October 20th, 2010 public hearing.

3. PLANNING COMMISSION AGENDA FOR OCTOBER 14th, 2010 MEETING

A motion by Mr. Robert Hayes for cancellation of the next regularly scheduled Planning Commission meeting held on October 14th, 2010, seconded by Mr. Doug Rotondo, was passed unanimously.

4. VILLAGE PLANNING

An overall outline was discussed regarding all prior public workshops held and the acreage of lots in the targeted radius for the village planning concept. Questions and discussion ensued.

5. ADJOURNMENT

There being no further business to come before this committee, the meeting of the Worcester Township Planning Commission was adjourned by Ms. Pat Quigley, at 8:44 P.M.

WORCESTER TOWNSHIP
BOARD OF SUPERVISORS & PLANNING COMMISSION JOINT MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
MONDAY, OCTOBER 4th, 2010 9:30 A.M.

CALL TO ORDER

The regularly scheduled joint meeting of the Board of Supervisors & Planning Commission was called to order by Mr. Arthur Bustard at 9:30 A.M.

ATTENDANCE

PRESENT:

Arthur Bustard	Chairman: Board of Supervisors
Susan Caughlan	Vice Chairman: Board of Supervisors
Steve Quigley	Member: Board of Supervisors
David R. Burman	Township Manager
James J. Garrity, Esq.	Township Solicitor
Joseph J. Nolan	Township Engineer
Gordon Todd	Chairman: Planning Commission
Robert Hayes	Member: Planning Commission
Bill Fox	Member: Planning Commission

ABSENT:

Eunice Kriebel	Township Assistant Manager/ Treasurer
Pat Quigley	Vice Chairman: Planning Commission
Doug Rotondo	Secretary: Planning Commission
Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

- 1. APPROVAL OF JOINT MEETING MINUTES FOR JUNE 7th, 2010 & SEPTEMBER 23rd, 2010:**
A motion by Mr. Gordon Todd for approval of the minutes for the joint meeting held on June 7th, 2010, seconded by Ms. Susan Caughlan, was passed unanimously. The Board of Supervisors and Planning Commission tabled the approval of the Planning Commission's meeting minutes from September 23rd, 2010 until their October 28th, 2010 meeting.
- 2. VILLAGE PLANNING:**
The Planning Commission updated the Board of Supervisors on the public work-shop held for village planning on April 8th, 2010. An outline was presented designating open space, residential areas, commercial areas, mixed use areas, and pedestrian crossings in Fairview Village. Questions and discussion ensued. The next Worcester Township Planning Commission scheduled for October 14th, 2010 has been cancelled and the Planning Commission shall discuss scheduling a future work-shop at their October 28th, 2010 meeting.
- 3. ZONING AMENDMENT PROPOSAL LANGUAGE:**
The Planning Commission discussed with the Board of Supervisors the current proposed amendment language. Ordinance No. 2010-227 expands its current definition of agriculture and proposes expanding the allowable uses, expands the usage allowed in the Limited Industrial District, sets strict setback guidelines for erecting tennis & private sports courts, as well as proposes broader language for the allowable fencing height in the side and rear yard setbacks to provide more privacy options for residents. Questions and discussion ensued. The Planning Commission will be discussing the signage at

their next scheduled meeting, October 28th, 2010 regarding commercial and shopping center zoning districts.

4. ADJOURNMENT:

There being no further business to come before this joint committee, the meeting of the Worcester Township Board of Supervisors & Planning Commission was adjourned by Mr. Arthur Bustard, at 10:18 A.M.

WORCESTER TOWNSHIP
PLANNING COMMISSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
THURSDAY, OCTOBER 28th, 2010 7:30 P.M.

CALL TO ORDER

The regularly scheduled meeting of the Planning Commission was called to order by Mr. Gordon Todd at 7:31 P.M.

ATTENDANCE

PRESENT:

Gordon Todd	Chairman
Pat Quigley	Vice-Chairman
Robert Hayes	Member
Bill Fox	Member
Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

ABSENT:

Doug Rotondo	Secretary
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GUESTS:

Ms. Susan G. Caughlan, Esq.: Overhill Dr Resident
Mr. David J. & Mrs. Margaret Rhoads: Weber Rd Residents
Ms. Maeve Vogan: Dell Rd Resident
Mr. Richard DeLello: Stony Creek Rd Resident
Dr. James L. Mollick: Country View Ln Resident

1. APPROVAL OF MEETING MINUTES

A motion by Ms. Pat Quigley for approval of the minutes for the meeting held on September 23rd, 2010, seconded by Mr. Robert Hayes, was passed unanimously.

2. VILLAGE PLANNING

An overall outline was discussed regarding village planning concepts. Mr. Matt Schelly presented an overlay ordinance for Fairview Village, in power point form, to the Planning Commission. Questions and discussion ensued.

3. RHOADS SUBDIVISION PRELIMINARY APPROVAL CONSIDERATION

The property is in the Land Preservation Zoning District located at 2062 Weber Rd & 2119 Berks Rd. The proposed plans consists of the creation of the on single family flag lot (Lot #3) from 2 parcels totaling approximately 25.9 (+/-) acres. An existing dwelling and accessory structures are located on lot #1. The existing dwelling will continue to access Weber Rd. The proposed lot will take access via a proposed easement over lot #2 and will access Berks Rd.

The Planning Commission rescheduled the preliminary approval consideration for their next scheduled meeting, November 11th, 2010 due to the Applicant's representative not being present. The Planning Commission and Applicant discussed various alternatives regarding the current plan under review. Discussion and questions ensued.

4. ZONING AMENDEMENT DISCUSSION

- **SIGNAGE**

The Planning Commission discussed the computation of the area for signage. The Township Staff shall provide an example sign ordinance to incorporate a definition for billboard signage and movable signage. Questions and discussion ensued.

The Planning Commission would like to further evaluate billboard and moveable signage at their next scheduled meeting, November 11th, 2010, to formulate amendment language to propose the Board of Supervisors.

5. PLANNING COMMISSION AGENDA FOR NEXT MEETING HELD ON NOVEMBER 11th, 2010

The Planning Commission shall be discussing approval consideration for the October 28th, 2010 meeting minutes, village planning for Fairview Village, zoning amendment language regarding the current sign ordinance, and preliminary approval consideration for the Rhoads Subdivision.

6. PUBLIC COMMENT

Questions and discussion ensued regarding the agenda items presented this evening.

7. ADJOURNMENT

There being no further business to come before this committee, the meeting of the Worcester Township Planning Commission was adjourned by Mr. Gordon Todd, at 9:39 P.M.

WORCESTER TOWNSHIP
PLANNING COMMISSION WORK SESSION
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
THURSDAY, NOVEMBER 11th, 2010 7:30 P.M.

CALL TO ORDER

The regularly scheduled meeting of the Planning Commission was called to order by Mr. Gordon Todd at 7:31 P.M.

ATTENDANCE

PRESENT:

Gordon Todd	Chairman
Pat Quigley	Vice-Chairman
Doug Rotondo	Secretary
Robert Hayes	Member
Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

ABSENT:

Bill Fox	Member
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GUESTS:

Mr. Timothy Woodrow, P.E.: Representative for the Rhoads Subdivision
Mr. David J. & Mrs. Margaret Rhoads: Rhoads Subdivision Applicants & Weber Rd Residents
Ms. Maeve Vogan: Dell Rd Resident
Mr. Richard DeLello: Stony Creek Rd Resident

1. APPROVAL OF MEETING MINUTES

A motion by Mr. Robert Hayes for approval of the minutes for the meeting held on October 28th, 2010 as revised, seconded by Mr. Doug Rotondo, was passed unanimously.

2. VILLAGE PLANNING

An overall outline was discussed regarding village planning concepts. Mr. Matt Schelly further elaborated on the previously presented overlay ordinance for Fairview Village to the Planning Commission. Questions and discussion ensued.

3. RHOADS SUBDIVISION PRELIMINARY APPROVAL CONSIDERATION

Mr. Timothy Woodrow, P.E., representative for the applicant, presented the Rhoads Subdivision to the Planning Commission. The property is in the Land Preservation Zoning District located at 2062 Weber Rd & 2119 Berks Rd. The proposed plans consists of the creation of the on single family flag lot (Lot #3) from 2 parcels totaling approximately 25.9 (+/-) acres. An existing dwelling and accessory structures are located on lot #1. The existing dwelling will continue to access Weber Rd. The proposed lot will take access via a proposed easement over lot #2 and will access Berks Rd. Questions and discussion ensued.

RECOMMENDATION:

A motion by Ms. Pat Quigley recommending preliminary plan approval in conjunction with CKS's review dated October 18th, 2010, contingent upon verifying that all replacement fields are shown on the plan, contingent upon verification of Del Val's wetland delineation, and contingent upon an easement agreement for the shared driveway shown, seconded by Mr. Robert Hayes, was passed unanimously.

4. ZONING AMENDEMNT DISCUSSION

- **SIGNAGE**

The Planning Commission tabled the discussion of signage due there not being enough time to cover the discussion topic adequately.

5. PLANNING COMMISSION AGENDA FOR NEXT MEETING HELD ON DECEMBER 9th, 2010

The Planning Commission shall be discussing the proposed zoning amendment 2010-227 scheduled to be heard by the Board of Supervisors for approval consideration on December 15th, 2010, approval consideration for the Planning Commission minutes for the November 11th, 2010 meeting, and zoning amendment language regarding the current sign ordinance.

6. PUBLIC COMMENT

Questions and discussion ensued regarding the agenda items presented this evening.

7. ADJOURNMENT

There being no further business to come before this committee, the meeting of the Worcester Township Planning Commission was adjourned by Mr. Gordon Todd, at 9:41 P.M.