

WORCESTER TOWNSHIP
PLANNING COMMISSION RE-ORGANIZATION / WORK SESSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
THURSDAY, JANUARY 13th, 2011 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
Paul Ziegler	Secretary
Robert Hayes	Member
Doug Rotondo	Member
Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

ABSENT:

None

GUESTS:

Ms. Susan Caughlan: Overhill Dr Resident
Ms. Maeve Vogan: Dell Rd Resident
Mr. Louis Betz: Dell Rd Resident
Mr. Richard DeLello: Stony Creek Rd Resident

1. APPOINTMENT OF PLANNING COMMISSION POSITIONS:

- A motion by Ms. Pat Quigley for Mr. Gordon Todd to perform as Chairman, seconded by Mr. Robert Hayes, was passed unanimously.
- A motion by Mr. Robert Hayes for Ms. Pat Quigley to perform as Vice-Chairman, seconded by Mr. Gordon Todd, was passed unanimously.
- A motion by Ms. Pat Quigley for Mr. Paul Ziegler to perform as Secretary, seconded by Mr. Robert Hayes, was passed unanimously.

2. APPROVAL OF MEETING MINUTES:

- A motion by Ms. Pat Quigley for approval of the minutes for the meeting held on October 28th, 2010 as revised, seconded by Mr. Robert Hayes, was passed with four (4) Planning Commission members in favor of the minutes. Mr. Paul Ziegler abstained from voting.
- A motion by Mr. Robert Hayes for approval of the minutes for the meeting held on November 11th, 2010 as revised, seconded by Ms. Pat Quigley, was passed with four (4) Planning Commission member in favor of the minutes. Mr. Paul Ziegler abstained from voting.

3. APPROVAL OF 2011 MEETING SCHEDULE:

The Planning Commission discussed their 2011 work session, regular meeting, and joint meeting schedule. Questions and discussion ensued. The meeting dates shall be posted on the Township website.

4. PLANNING COMMISSION AGENDA FOR NEXT MEETING HELD ON JANUARY 27th, 2011

The Planning Commission shall be discussing approval consideration for the Planning Commission minutes drafted for the January 13th, 2011 meeting, final approval recommendation consideration for the JAJOPE subdivision, preliminary approval recommendation consideration for the Mandracchia

subdivision, the Planning Commission agenda for the January 27th, 2011 meeting, zoning amendment language regarding the current sign ordinance, and village planning for Fairview Village.

5. RHOADS SUBDIVISION:

• **FINAL APPROVAL CONSIDERATION**

The Planning Commission discussed the Rhoads Subdivision which is located 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 Mr. Doug Rotondo recommending preliminary/ final plan approval in conjunction with CKS's review dated November 12th, 2010, specifically regarding preparation of the cross access easement between proposed lot 3 and existing lot 1, seconded by Mr. Robert Hayes, was passed unanimously.

6. ZONING AMENDEMENT DISCUSSION

• **SIGNAGE**

The Planning Commission discussed the computation of the area for signage, double sided signage, and the placement/ size of group signage for commercially and shopping center zoned districts. The next scheduled joint meeting with the Board of Supervisors, held on February 7th, 2011, the Planning Commission will present their ideas to the Board of Supervisors for discussion. Questions and discussion ensued.

The Planning Commission would like to discuss signage at their next scheduled meeting, January 27th, 2011, to further prepare their presentation to the Board of Supervisors at the joint meeting scheduled for February 7th, 2011.

7. PUBLIC COMMENT

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

8. 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 9:05 P.M.

WORCESTER TOWNSHIP
BOARD OF SUPREVISORS & PLANNING COMMISSION JOINT MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
MONDAY, FEBRUARY 7th, 2011 8:00 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 8:03 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, P.E.	Township Engineer
Gordon Todd	Chairman: Planning Commission
Pat Quigley	Vice Chairman: Planning Commission
Robert Hayes	Member: Planning Commission
Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

ABSENT:

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

1. APPROVAL OF JOINT MEETING MINUTES FOR OCTOBER 4th 2010:

A motion by Ms. Susan Caughlan for approval of the minutes for the joint meeting held on October 10th, 2010, seconded by Mr. Gordon Todd, was passed unanimously.

2. VILLAGE PLANNING:

• **CEDARS VILLAGE PLANNING PRESENTATION**

The Planning Commission has held a series of workshops for the residents located near Cedars Village Store. Mr. Gordon Todd updated the Board of Supervisors of the current status of the project. The Planning Commission members discussed at their previous meetings that zoning overlay concept would preserve existing historic structures, prohibit high volume commercial uses, preserve the village atmosphere by encouraging shared use of access driveways, require parking on the back side of buildings, require pedestrian access from streets and parking areas, and encourage uses that benefit village residents.

The properties are organized by a draft overlay concept that implements three zoned classes. Class I permits residential use and some limited office and retail use, Class II permits mixed residential use with office and retail use, and Class III permits mixed residential office and retail use or strictly office and retail use.

Mr. Quigley inquired if bars and restaurants would be allowed in any of the zoned overlay classes. Mr. Todd answered that in Class III, yes, however with restrictions.

Mr. Bustard stated that Class II is recognition of what is already there regarding the existing offices. Mr. Todd stated, exactly.

Ms. Caughlan explained that the property owners have chosen the classes and uses they would most like to see implemented in the village overlay ordinance.

Mr. Mark Landis inquired how in Class II how anyone could restrict deliveries to trucks with two (2) axles. Mr. Gordon Todd further explained that tractor trailers are to be prohibited. Mr. Landis explained how delivery companies dictate how the goods get one's home and not the home owner. Mr. Bustard and Mr. Landis discussed the cost involved. Comments and questions regarding this matter ensued.

Ms. Maeve Vogan addressed proposed language prohibiting noxious odors or combustibles. She inquired as to what is considered noxious or combustible. Mr. Todd and Mr. Quigley further explained examples. Ms. Caughlan and Mr. Bustard made comments about health and safety concerns. Mr. Landis addressed the language proposed regarding combustibles. Discussion and questions ensued.

Ms. Caughlan addressed that any restrictions placed in the zoning overlay would apply only if the property owner were to take advantage of the overlay. If the property owner did not want to take advantage of in the zoning overlay the restrictions would not apply.

Mr. Todd further explained the draft zoning overlay concept. He specifically addressed TDR's and how they would relate to Cedars Village overlay concept. Ms. Caughlan further explained to obtain the option to utilize transferable development rights a conditional use hearing would be required.

Mr. Todd stated to the Board of Supervisors that the next step would be to present an official draft overlay ordinance to the Planning Commission and the Board for review and consideration. Mr. Bustard was in agreement with the approach.

Mr. Quigley inquired how sidewalks will be implemented in relation to the proposed concepts. Mr. Todd replied that this is something the Planning Commission will have to look into and further discussed the various options with Mr. Quigley.

Mr. Quigley re-stated his question and inquired if the Planning Commission will require sidewalks on either side of the road at any time. Mr. Todd replied that he does not know that at this point in time.

Mr. Quigley addressed traffic issues in Skippack and how that would relate to Cedars Village. Mr. Gordon Todd does not foresee heavy pedestrian traffic. Mr. Bustard further inquired if sidewalks would be required by the Township. Ms. Caughlan further explained that the language proposed strongly encourages adjacent property owners to work together for shared access, shared driveways, and shared parking.

Mr. Quigley stated that from a marketing standpoint there are customer safety issues due to the road being narrow off of Skippack Pk and a 25' foot setback for sidewalks makes for an extremely tight area.

Mr. Todd further explained that if you wanted to make this process a part of the Subdivision and Land Development process sidewalks would then be required.

Mr. Vincent Pullpillo stated that you could not install a sidewalk in front of his house due to the location of the road and house. Additionally, he feels sewer systems need to be addressed due to how old they are.

Ms. Caughlan addressed that an outreach program will be implemented for residents to obtain their feedback.

Mr. Ciro Tornambe would like to see the process move forward and brought a petition of the residents' support to submit to the Board of Supervisors.

Mr. Quigley addressed the safety of the of the property, due to the property being so close to Skippack Pk, could cause serious safety issues if more retail uses were implemented regarding the village concept.

Ms. Caughlan inquired as to whether a motion is needed for the Planning Commission to proceed with this process. Mr. Bustard replied they can proceed and a motion does not need to be made.

FAIRVIEW VILLAGE

Mr. Todd explained that the Planning Commission has had public meetings with the residents of Fairview Village to discuss the concepts of the Fairview Village overlay. Mr. Burman requested that staff and the Township Engineer be involved with reviewing the impervious coverage requirements and all issues brought up this morning in the formal process moving forward. Mr. Bustard is in agreement.

Mr. Tornambe inquired to what the next steps will be regarding Cedars Village planning ordinance. Mr. Bustard replied that the Planning Commission will finalize their recommendations and then the draft ordinance will be put into legal format by the Township Solicitor for review by the residents and Board of Supervisors. Discussion and questions ensued.

Mr. Quigley addressed and inquired about the sewer issues regarding Cedars Country Store. Mr. Joseph Nolan, P.E. stated that the sewer is currently private and it would have to be evaluated if additional flow could be handled. Mr. Bustard addressed that Towamencin would need to be contacted to see if they would accept the additional capacity. Discussion and questions ensued.

The Planning Commission shall be moving forward with the Fairview Village planning process.

3. ZONING AMENDMENT DISCUSSION:

- **SIGNAGE**

Mr. Todd addressed that in the non-commercial areas the Planning Commission will be looking at the current language for accuracy. He further explained that the Planning Commission is targeting the shopping center and commercially zoned districts to propose zoning amendments as requested by the business owners in these areas.

Mr. Todd stated that the language for the SC & C zoning districts is strict and that the Planning Commission is looking at surrounding community ordinances to make final recommendations as to how the signage ordinance should be amended.

Ms. Caughlan would like to get the business owners further involved and find a solution to the problem.

Mr. Quigley is in agreement to involve the business owners.

Mr. Bustard is in agreement.

The Planning Commission will schedule a public meeting for the business owners located in the SC & C zoned districts in the near future.

- **HOME OCCUPATION**

Tabled

4. PUBLIC COMMENT:

Mr. Landis inquired as to who dictates what the Planning Commission reviews and addresses. Mr. Bustard replied the Board of Supervisors.

Mr. Landis further inquired what the Planning Commission's involvement was for the zoning changes proposed for the former Visteon site. Mr. Bustard replied that the Planning Commission reviewed the language.

Mr. Landis inquired as to why the surrounding property owners to the former Visteon site were not contacted by the Planning Commission or a community outreach program initiated. Mr. Todd replied that the proposed zoning amendment change was formally advertised. Discussion and questions ensued.

Mr. Landis commented on the joint meeting time being changed.

Mr. Quigley commented on the selective notification comments made by Mr. Landis.

Mr. Bustard commented that the Board of Supervisors are trying to work with all residents and create an open environment.

Mr. Quigley further commented on the notification letters sent out by the Township to the residents located near the former Visteon site and that staff must be diligent with this process. Mr. Bustard was in agreement.

Mr. Todd is in agreement that the Township has to figure out a better way of contacting the residents and making information accessible. Additionally, he added that the formal process of the hearing for the former Visteon site worked for the residents. He further explained that the Township listened to their concerns and did not approve the proposed amendment changes.

Ms. Caughlan further commented on how with signage amendment process the Township has reached out to the residents and is making information more accessible to the residents.

5. 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 8:59 A.M.

WORCESTER TOWNSHIP
PLANNING COMMISSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
THURSDAY, FEBRUARY 10th, 2011 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
Robert Hayes	Member
Doug Rotondo	Member
Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

ABSENT:

Paul Ziegler	Secretary
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GUESTS:

Mr. Timothy Woodrow, P.E.: Woodrow & Associates/ Representative for the Mandracchia Subdivision
Mr. Augustus & Mrs. Carmella Mandracchia: Stump Hall Rd Resident(s)/ Applicant for the Mandracchia Subdivision
Ms. Susan Caughlan: Overhill Dr Resident
Ms. Maeve Vogan: Dell Rd Resident
Mr. Richard DeLello: Stony Creek Rd Resident

1. APPROVAL OF MEETING MINUTES:

A motion by Mr. Doug Rotondo for approval of the minutes for the meeting held on January 27th, 2011, seconded by Mr. Gordon Todd, was passed unanimously.

2. MANDRACCHIA SUBDIVISION:

Mr. Timothy Woodrow, P.E., representative for the applicant, presented the Mandracchia Subdivision to the Planning Commission. The subdivision is located adjacent to 3425 Stump Hall Rd and consists of the creation of three (3) new single family lots from one parcel, with frontage on the east side of Stump Hall Rd, totaling approximately 10.73 acres (+/-), located in the R-175 District. Two (2) of the lots are proposed flag lots. Questions and discussion ensued.

RECOMMENDATION:

A motion by Ms. Pat Quigley to recommend preliminary approval as presented including all waivers with the request for consideration of extension of the conservation easement into lot #3, contingent to CKS's review, seconded by Mr. Doug Rotondo, was passed unanimously.

3. PLANNING COMMISSION AGENDA FOR NEXT MEETING HELD ON FEBRUARY 24th, 2011:

The Planning Commission shall be discussing approval consideration for the Planning Commission minutes drafted for the February 10th, 2011 meeting, final approval recommendation consideration for the JAJOPE subdivision, the Planning Commission agenda for the March 10th, 2011 meeting, zoning

amendment language regarding signage and home occupations, and village planning for Fairview & Cedars Village.

5. ZONING AMENDEMENT DISCUSSION

- **SIGNAGE**

The Planning Commission discussed an overall outline regarding when a signage public work-shop shall be held. Montgomery County shall pull signage information and relative sign ordinances and the Township shall provide pictures of past sign violations in the Township for discussion at the next scheduled meeting. Questions and discussion ensued.

The Planning Commission would like to discuss signage and formally invite the public located in the Commercial and Shopping Center Zoning Districts at their March 10th, 2011 meeting.

- **HOME OCCUPATION**

The Planning Commission has requested that all information related to home occupation sent to the Township be compiled in a review packet for their discussion at the February 24, 2011 meeting. Questions and discussion ensued.

6. VILLAGE PLANNING

- **CEDARS**

An overall outline was discussed regarding when the next scheduled public work-shop shall be and what material will be discussed and presented. A draft ordinance shall be compiled based off the presentation given to the Board of Supervisors at the joint meeting held February 7th, 2011. Questions and discussion ensued.

- **FAIRVIEW VILLAGE**

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.

7. PUBLIC COMMENT

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

8. 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
PLANNING COMMISSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
THURSDAY, FEBRUARY 24th, 2011 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
Paul Ziegler	Secretary
Robert Hayes	Member
Doug Rotondo	Member
Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

ABSENT:

None

GUESTS:

Mr. Peter Horgan: Applicant for the JAJOPE Subdivision
Mr. William Benner, Esq.: Applicant's Representative for the JAJOPE Subdivision
Mr. Ron Klos, P.E.: Applicant's Representative for the JAJOPE Subdivision
Ms. Maeve Vogan: Dell Rd Resident
Mr. Richard DeLello: Stony Creek Rd Resident
Mr. Lou Betz: Dell Rd Resident
Mr. Charles Venezia: Germantown Pk Resident

1. APPROVAL OF MEETING MINUTES:

A motion by Ms. Pat Quigley for approval of the minutes for the meeting held on February 10th, 2011, seconded by Mr. Robert Hayes, was passed unanimously.

2. JAJOPE SUBDIVISION:

Mr. William Benner, Esq. and Mr. Ron Klos, P.E., representatives for the applicant, presented the JAJOPE Subdivision to the Planning Commission. The subdivision consists of the creation of four (4) single family lots on approximately 10.2 acres (+/-) of land and is located in the AGR – Agricultural Zoning District. An existing dwelling and accessory building are noted as to be removed. The plan proposes public water and public sanitary sewer. The tract is bound by North Wales road to the East and Morris road to the North. The plan proposes a 354 linear foot cul-de-sac off of Morris road to service all lots. The plan received preliminary approval from the Board of Supervisors on February 5th, 2007. Questions and discussion ensued.

RECOMMENDATION:

A motion by Mr. Robert Hayes to recommend final approval contingent upon that the Township Solicitor will ensure that note #39 on page 2 of the proposed plans is included on the final record plans, subject to further avoidance and minimization of large tree removal between lots #2, #3, and #4, and contingent upon CKS's review dated 11/22/2010, seconded by Mr. Paul Ziegler, was passed unanimously.

3. ZONING AMENDEMENT DISCUSSION

• **SIGNAGE**

The Planning Commission discussed an overall outline regarding when a signage public workshop shall be held. They discussed the format of the presentation to be given at the signage workshop.

The Planning Commission scheduled the signage workshop for March 10th, 2011 to discuss signage and is formally inviting the public located in the Commercial and Shopping Center Zoning Districts. Questions and discussion ensued.

• **HOME OCCUPATION**

The Planning Commission requested that everywhere where it states “residential business” in the draft home occupation ordinance distributed to be replaced with the language “low impact residential business” to satisfy the requirements of the state law regarding home occupations. Questions and discussion ensued.

4. VILLAGE PLANNING

• **CEDARS**

An overall outline was discussed regarding when the next scheduled public work-shop shall be and what material will be discussed and presented. A draft ordinance was distributed by the Montgomery County Planning Commission. Questions and discussion ensued.

• **FAIRVIEW VILLAGE**

An overall outline was discussed regarding when the next scheduled public work-shop shall be and what material will be discussed and presented. A draft ordinance was distributed by the Montgomery County Planning Commission. Questions and discussion ensued.

5. PLANNING COMMISSION AGENDA FOR NEXT MEETING HELD ON MARCH 10th, 2011:

The Planning Commission shall be discussing and conducting a signage workshop and approval consideration for the Planning Commission minutes drafted for the February 24th, 2011 meeting.

6. PLANNING COMMISSION AGENDA FOR NEXT MEETING HELD ON MARCH 24th, 2011:

The Planning Commission shall be discussing approval consideration for the Planning Commission minutes drafted for the March 10th, 2011 meeting, preliminary approval recommendation consideration for the DePhillippo Land Development Plan, preliminary approval recommendation consideration for the Terra Landscaping/ North Grange, LLC/ 3481 Germantown Avenue Land Development Plan, the Planning Commission agenda for the April 14th, 2011 meeting, zoning amendment language regarding signage, and village planning for Fairview & Cedars Village.

7. PUBLIC COMMENT

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

8. 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 9:13 P.M.

WORCESTER TOWNSHIP
PLANNING COMMISSION WORK SESSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
THURSDAY, MARCH 10th, 2011 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
Paul Ziegler	Secretary
Robert Hayes	Member
Doug Rotondo	Member
Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

ABSENT:

None

GUESTS:

Ms. Susan Caughlan: Overhill Dr Resident
Mr. Ben Gallo: Germantown Pk Tenant
Mr. Ray Kienan.: Germantown Pk Tenant
Mr. Steve Fuerst: Germantown Pk Tenant
Ms. Maeve Vogan: Dell Rd Resident
Mr. Ronald Shore: Stump Hall Rd Resident
Mr. Lance Asher: Kriebel Mill Rd Resident
Mr. Frank R. Wittenberg: Skippack Pk Tenant
Mr. Richard DeLello: Stony Creek Rd Resident
Mr. Joe Gambone: Gambone Development Company
Mr. Andrew Gallo: Skippack Pk Tenant
Mr. Brennan Marian: North Wales Rd Resident
Mr. Charles Vanezia: Germantown Pk Resident
Ms. Kathleen Hurst: Potshop Rd Resident
Mr. Lou Betz: Dell Rd Resident
Bravo Pizza: Valley Forge Rd Tenant

1. ZONING AMENDEMENT DISCUSSION

• **SIGNAGE WORKSHOP TO DISCUSS SIGNAGE NEEDS OF SHOPPING CENTER AND COMMERCIAL ZONING DISTRICTS**

Mr. Matthew Schelly presented a signage presentation of examples of commercial signage used in surrounding and other local rural communities. Mr. Gordon Todd opened the discussion to the public regarding the signage located in the Commercial and Shopping Center Zoning Districts.

Tenants and residents presented suggestions to the Planning Commission of changes they would like to have made to the current sign ordinance. The following suggestions included but were not limited to:

- Allow temporary signage for businesses for the purpose of advertising during their peak season(s)
- Allow larger pylon signage with electronic reader board available to tenants for one (1) hour at a time
- Allow larger entrance signage and/or divide cluster signage throughout the property
- Allow internally lit signage
- Allow changeable letter board signage to promote daily and weekly specials

An emphasis of providing quality and aesthetically pleasing signage was referenced continually with all suggestions discussed. 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 February 10th, 2011, seconded by Mr. Doug Rotondo, was passed unanimously.

3. PUBLIC COMMENT

None

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 9:00 P.M.

WORCESTER TOWNSHIP
PLANNING COMMISSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
THURSDAY, MARCH 24th, 2011 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
Paul Ziegler	Secretary
Robert Hayes	Member
Doug Rotondo	Member
Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

ABSENT:

None

GUESTS:

Mr. Frederick Oskanian: Property owner of 3481 Germantown Pike
Mr. Joseph McGrory, Esq.: Representative for North Grange, LLC
Mr. Anthony Hibbeln, P.E.: Representative for North Grange, LLC
Ms. Kimberly A. Bursner: Court Reporter for North Grange, LLC
Ms. Maeve Vogan: Dell Rd Resident
Mr. Richard DeLello: Stony Creek Rd Resident
Mr. Lou Betz: Dell Rd Resident
Mr. Antonio Plati: West Chester University Student

1. **NORTH GRANGE, LLC/ TERRA LANDSCAPING/ 3481 GERMANTOWN PK LAND DEVELOPMENT PLAN LOCATED 3481 GERMANTOWN PK:**

Mr. Joseph McGrory, Esq. and Mr. Anthony Hibbeln, P.E. presented the land development plan to the Planning Commission. The site is located at the North Easterly Corner of Germantown Pike and North Grange Avenue and is located in both Worcester Township and Lower Providence Township. A portion of the tract is located in Worcester Township's "AGR" Agricultural Zoning District. The plan consists of a garden/ supply building and associated parking areas on approximately 2.9 acres of land. The plan proposes service by a public water system. The site currently has an existing structure that is proposed to remain. Questions and discussion ensued.

RECOMMENDATION:

A motion by Ms. Pat Quigley to recommend approval of preliminary and final land development plan subject to consistency with the Township Engineer's review letter and also approving the waivers as requested except for the three withdrawn (Section 130.22.B.1, Section 130-24.B.3.e.2, and Section 130.24.B.4.f.8), seconded by Mr. Paul Ziegler, was passed unanimously.

2. **PLANNING COMMISSION AGENDA FOR NEXT MEETING HELD ON APRIL 14th, 2011:**

The Planning Commission shall be discussing a sketch/ marketing plan presentation given by Meadowood, a sketch plan presentation regarding 2106 Berks Rd, approval consideration for the Planning Commission minutes drafted for the March 24th, 2011 meeting, the Planning Commission agenda for the April 28th, 2011 meeting, the Planning Commission agenda for the joint meeting held

with the Board of Supervisors on May 2nd, 2011, zoning amendment language regarding signage, and village planning for Fairview & Cedars Village.

3. **APPROVAL OF MEETING MINUTES:**

A motion by Mr. Robert Hayes for approval of the minutes, contingent upon minor language changes for the meeting held on March 10th, 2011, seconded by Ms. Pat Quigley, was passed unanimously.

4. **ZONING AMENDMENT DISCUSSION:**

- **SIGNAGE**

The Planning Commission discussed calculating sign square footage and the different techniques and methods of doing so. The Planning Commission is not in favor of internally lit signage and would like to create language to inspire pedestrian friendly and rural looking signage. The Planning Commission is planning to present draft language and main concepts to the Board of Supervisors at their next scheduled joint meeting on May 2nd, 2011. Questions and discussion ensued.

5. **VILLAGE PLANNING:**

- **CEDARS VILLAGE PLANNING**

An overall outline was discussed regarding presenting draft language and main concepts to the Board of Supervisors at their next scheduled joint meeting on May 2nd, 2011. Questions and discussion ensued.

- **FAIRVIEW VILLAGE PLANNING**

An overall outline was discussed regarding presenting draft language and main concepts to the Board of Supervisors at their next scheduled joint meeting on May 2nd, 2011. Questions and discussion ensued.

6. **PUBLIC COMMENT**

None

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 9:08 P.M.

WORCESTER TOWNSHIP
PLANNING COMMISSION WORK SESSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
THURSDAY, APRIL 14th, 2011 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
Paul Ziegler	Secretary
Doug Rotondo	Member
Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

ABSENT:

Robert Hayes	Member
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GUESTS:

Mr. Timothy Woodrow, P.E.: Representative for Meadowood
Mr. Paul Nordeman: Director of Meadowood
Mr. Ken Workman: Construction Manager of Meadowood
Mr. Joseph Hanna, P.E.: Representative
Mrs. Kyung Lee: Berks Rd Resident
Ms. Susan Caughlan: Overhill Dr Resident
Mr. Chase Kneeland: Berks Rd Resident
Ms. Maeve Vogan: Dell Rd Resident
Mr. Charles Venezia: Germantown Pk Resident

1. MEADOWOOD MASTER SKETCH PLAN:

Mr. Timothy Woodrow, P.E. presented the master sketch marketing plan for the Meadowood Development. The tract is located in the LPD Land Preservation District Zoning. The plan consists of 31 additional homes. Ms. Pat Quigley commented that she would like to see smaller building footprints for the proposed homes, a more creative re-configuring of the undeveloped land around the historic cemetery as a better buffer, and that stormwater management should include innovative measures to reduce runoff. Mr. Rotondo wanted to see a larger buffer around the cemetery. Mr. Gordon Todd expressed that the overall site is over built and that the existing density is too high. Additionally, Mr. Gordon Todd raised the question whether the Meadowood Community is a residential use or an institutional use. Questions and discussion ensued.

2. 2106 BERKS RD SKETCH PLAN:

Mr. Joseph Hanna, P.E. presented the 2106 Berks Rd sketch plan. The tract is located in the AGR Agricultural Zoning District. The plan consists of 4 lots designed under Option #2 of the Conservation Subdivision Ordinance. Mr. Matthew Schelly expressed that there is a formal documentation process required if the property owner decides to move forward with the Subdivision and Land Development process set forth under the Conservation Subdivision Ordinance. Mr. Chase Kneeland expressed that there were zoning violations against the property at one point in time and that a Phase I and Phase II Environmental Due Diligence evaluation needs to be performed due to the site being potentially environmentally compromised. Questions and discussion ensued.

3. **APPROVAL OF MEETING MINUTES:**

A motion by Mr. Doug Rotondo for approval of the minutes for the meeting held on March 24th, 2011, seconded by Mr. Paul Ziegler, was passed unanimously.

4. **ZONING AMENDMENT DISCUSSION:**

- **SIGNAGE**

The Planning Commission discussed a handout given by Mr. Gordon Todd to further discuss calculating sign square footage and the different techniques and methods of doing so. The Planning Commission is planning to main present the concepts to the Board of Supervisors at their next scheduled joint meeting on May 2nd, 2011. Questions and discussion ensued.

5. **VILLAGE PLANNING:**

- **CEDARS VILLAGE PLANNING**

Draft language was discussed in preparation for the joint meeting scheduled with the Board of Supervisors May 2nd, 2011. Questions and discussion ensued.

- **FAIRVIEW VILLAGE PLANNING**

The Planning Commission tabled the subject matter until their next scheduled meeting.

6. **PLANNING COMMISSION AGENDA FOR NEXT MEETING HELD ON APRIL 28th, 2011:**

The Planning Commission shall be discussing approval consideration for the Planning Commission minutes drafted for the April 14th, 2011 meeting, preliminary approval recommendation consideration for the DePhillippo Land Development Plan, the Planning Commission agenda for the joint meeting held with the Board of Supervisors on May 2nd, 2011, the Planning Commission agenda for the May 12th, 2011 meeting, zoning amendment language regarding signage, and village planning for Fairview & Cedars Village.

7. **PLANNING COMMISSION AGENDA FOR JOINT MEETING HELD WITH THE BOARD OF SUPERVISORS ON MAY 2nd, 2011:**

The Planning Commission is planning to present an overall outline and conceptual ideas for Village Planning and Signage. Questions and discussion ensued.

8. **PUBLIC COMMENT**

None

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 10:09 P.M.

WORCESTER TOWNSHIP
PLANNING COMMISSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
THURSDAY, APRIL 28th, 2011 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
Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

ABSENT:

Paul Ziegler	Secretary
Doug Rotondo	Member

GUESTS:

Ms. Maeve Vogan: Dell Rd Resident
Mr. Lou Betz: Dell Rd Resident
Ms. Wendy Bourne: Bourne Graphics Representative
Mr. Gerard Werner: Hollis Rd Resident
Mrs. Kathleen Werner: Hollis Rd Resident
Mr. Charles Venezia: Germantown Pk Resident

1. APPROVAL OF MEETING MINUTES:

A motion by Ms. Pat Quigley for approval of the minutes, contingent upon minor language changes for the meeting held on April 14th, 2011, seconded by Mr. Gordon Todd, was passed unanimously.

2. PLANNING COMMISSION AGENDA FOR JOINT MEETING HELD WITH THE BOARD OF SUPERVISORS ON MAY 2nd, 2011:

The Planning Commission has cancelled their joint meeting scheduled for May 2nd, 2011 and has requested to meet with the Board of Supervisors on June 6th, 2011 at 8 A.M.

3. ZONING AMENDMENT DISCUSSION:

• **SIGNAGE**

Ms. Wendy Bourne presented design information regarding signage and the different kinds of signage that her customers request. The Planning Commission discussed the different kinds of signage material that can be used in constructing a sign, the size of the physical letters/ wording found on signage, and the signage needs of Worcester Township. The Planning Commission is addressing the physical size of signs at their next scheduled meeting and Mr. Gordon Todd stated that he'll be taking pictures of signage located throughout the Township to discuss. Questions and discussion ensued.

4. VILLAGE PLANNING:

• **CEDARS VILLAGE PLANNING**

An overall outline was discussed regarding presenting draft language and main concepts to the Board of Supervisors at the next scheduled joint meeting. Mr. & Mrs. Werner asked for further clarification as to what draft language is being proposed. Questions and discussion ensued.

- **FAIRVIEW VILLAGE PLANNING**

An overall outline was discussed regarding presenting draft language and main concepts to the Board of Supervisors at the next scheduled joint meeting. Questions and discussion ensued.

5. **PLANNING COMMISSION AGENDA FOR NEXT MEETING HELD ON APRIL 14th, 2011:**

The Planning Commission shall be discussing approval consideration for the Planning Commission minutes drafted for the April 14th, 2011 meeting, the Planning Commission agenda for the May 26th, 2011 meeting, the Montgomery County Planning Commission's contract renewal, zoning amendment language regarding signage, and village planning for Fairview & Cedars Village.

6. **PUBLIC COMMENT**

None

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 9:26 P.M.

WORCESTER TOWNSHIP
PLANNING COMMISSION WORK SESSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
THURSDAY, MAY 12th, 2011 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
Paul Ziegler	Secretary
Robert Hayes	Member
Doug Rotondo	Member
Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

ABSENT:

None

GUESTS:

Ms. Maeve Vogan: Dell Rd Resident
Mr. Richard DeLello: Stony Creek Rd Resident
Mr. Lou Betz: Dell Rd Resident
Mr. Harry Griffith: Griffith Rd Resident
Mr. Paul DaMore: Doe Brook Rd Resident
Mr. Charles Venezia: Germantown Pk Resident

1. APPROVAL OF MEETING MINUTES:

A motion by Ms. Pat Quigley for approval of the minutes for the meeting held on April 28th, 2011, seconded by Mr. Robert Hayes, was passed unanimously. Mr. Paul Ziegler and Mr. Doug Rotondo abstained.

2. ZONING AMENDMENT DISCUSSION:

- **SIGNAGE**

The Planning Commission tabled the issue until their next scheduled meeting.

3. VILLAGE PLANNING:

- **CEDARS VILLAGE PLANNING**

An overall outline was discussed regarding presenting draft language, signage within the village, and main concepts to the Board of Supervisors at the next scheduled joint meeting. Questions and discussion ensued.

- **FAIRVIEW VILLAGE PLANNING**

An overall outline was discussed regarding presenting draft language and main concepts to the Board of Supervisors at the next scheduled joint meeting. Montgomery County Planning Commission presented further explanation and examples on usage of designated corridors and quadrants regarding the designated 1,800' radius. Ms. Pat Quigley expressed that having four new zoning overlay categories may be too many and distract from the original intent of having a multi-use district. Mr. Gordon Todd expressed he is in agreement with the proposed corridors and quadrants. Questions and discussion ensued.

4. **PLANNING COMMISSION AGENDA FOR NEXT MEETING HELD ON MAY 26th, 2011:**
The Planning Commission shall be discussing approval consideration for the Planning Commission minutes drafted for the May 12th, 2011 meeting, the Planning Commission agenda for the June 9th, 2011 meeting, preliminary/ final approval consideration for the DePhillippo Land Development plan, zoning amendment language regarding signage, and village planning for Fairview & Cedars Village.
5. **PLANNING COMMISSION AGENDA FOR JOINT MEETING HELD WITH THE BOARD OF SUPERVISORS ON JUNE 6th, 2011:**
The Planning Commission shall be discussing approval consideration for the joint meeting minutes drafted for the February 7th, 2011 meeting, present signage amendment concepts, present Cedars & Fairview Village planning concepts, discuss Montgomery County Planning Commission's proposed contract renewal, and discuss if an annual report of their progress should be compiled.
6. **PUBLIC COMMENT**
None
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 9:24 P.M.

WORCESTER TOWNSHIP
PLANNING COMMISSION WORK SESSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
THURSDAY, JUNE 9th, 2011 7:30 P.M.

CALL TO ORDER

The regularly scheduled meeting of the Planning Commission was called to order by Mr. Gordon Todd at 7:33 P.M.

ATTENDANCE

PRESENT:

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

ABSENT:

None

GUESTS:

Mr. & Mrs. John Fields, Sr.: Artmar Rd Residents
Mr. John Fields, Jr.: Artmar Rd Resident
Mr. William Griffith: Griffith Rd Resident
Mr. Richard DeLello: Stony Creek Rd Resident

1. 2993 ARTMAR RD:

Mr. John Fields, Jr. proposed using the non-conforming use accessory structure, currently being used as an office, located at 2993 Artmar Rd to be converted into an in-law suite for his parents. The conversion would include a bedroom, den, living room, kitchen, and would leave the basement unchanged. The accessory structure already contains an electrical panel, HVAC system, and plumbing. The only inhabitants would be his parents and there is no intention of this accessory building being used as an income producing property now and/ or in the future.

Mr. John Fields, Jr. is considering making application to the Zoning Hearing Board to obtain a variance for the above proposal and was advised by his attorney, Ms. Bernadette Kearney, Esq. from HRMM&L, to propose the desired design concepts to the Planning Commission for feedback from a planning perspective.

Mr. Doug Rotondo does not have any outstanding issues with the proposal. Ms. Pat Quigley is supportive of the plan proposed. Mr. Gordon Todd is supportive of the plan proposed so long as the members living in the in-law suite are family. Mr. Robert Hayes is also in full support of the plan proposed. Mr. Paul Ziegler inquired as to how far the proposed living dwelling is from the property line and the neighbor's principle living dwelling. Mr. John Fields, Jr. responded that the proposed living dwelling is approximately 10 feet to 15 feet from the property line and 20 feet to 25 feet from the neighbor's principle living dwelling. Mr. Zeigler expressed support.

The Planning Commission has no objection to the proposed plan due to their analysis that the plan is consistent with the Fairview Village planning concepts proposed.

2. **APPROVAL OF MEETING MINUTES:**

A motion by Mr. Robert Hayes for approval of the minutes for the meeting held on May 12th, 2011, seconded by Mr. Doug Rotondo, was passed unanimously.

3. **ZONING AMENDMENT DISCUSSION:**

- **SIGNAGE**

Mr. Matthew Shelly handed out a legibility study for signage lettering and the Contact Sensitive Signage Design study for review and research purposes. The Planning Commission tabled the issue until their next scheduled meeting.

3. **VILLAGE PLANNING:**

- **CEDARS VILLAGE PLANNING**

An overall outline was discussed regarding presenting draft language, signage within the village, and main concepts. Questions and discussion ensued.

- **FAIRVIEW VILLAGE PLANNING**

An overall outline was discussed regarding presenting draft language and main concepts. Mr. Matthew Schelly presented further explanation and examples on usage of designated corridors and quadrants regarding the designated 1,800' radius. Questions and discussion ensued.

4. **PLANNING COMMISSION AGENDA FOR NEXT MEETING HELD ON JUNE 23rd, 2011:**

The Planning Commission shall be discussing approval consideration for the Planning Commission minutes drafted for the June 9th, 2011 meeting, the Planning Commission agenda for the July 14th, 2011 meeting, Trinity Lutheran Church proposing a possible addition located at 1190 Valley Forge Rd, ZHB application #11-06 located at 2051 & 2101 Berks Rd, zoning amendment language regarding signage, and village planning for Fairview & Cedars Village.

5. **PUBLIC COMMENT**

None

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 8:49 P.M.

WORCESTER TOWNSHIP
PLANNING COMMISSION WORK SESSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
THURSDAY, JUNE 23rd, 2011 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
Paul Ziegler	Secretary
Robert Hayes	Member
Doug Rotondo	Member
Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

ABSENT:

None

GUESTS:

Pastor Guiser.: Valley Forge Rd Resident
Ms. Lynn Burgoon: Kriebel Mill Rd Resident
Ms. Maeve Vogan: Dell Rd Resident
Mr. Charles Venezia: Germantown Pk Resident
Mr. Philip Burke: Grange Ave Resident

1. TRINITY LUTHERAN CHURCH LOCATED AT 1190 VALLEY FORGE RD:

Pastor Guiser proposed a 6,950 square foot addition to be used as the new sanctuary for the parish and a small pavilion for outside activities. The parish has outgrown its current facilities and is in need of additional space/facilities. There would be 395 seats in the proposed addition and 156 parking spaces provided. The addition proposes stucco and brick for the exterior and would be consistent with the current building aesthetics. Mr. Doug Rotondo asked if there would be classrooms in the proposed addition. Mr. Guiser stated that proposed additional square footage would be specifically used as a sanctuary. The current and/or present sanctuary will become the Parish hall for community functions and gatherings.

Mr. Gordon Todd inquired about the land development process and if the Parish will be formally applying. Mr. Guiser stated, "yes".

Mr. Matthew Schelly brought to the Planning Commission's attention that the church is just outside of the Fairview Village radius and raised the question if the Parish would consider connecting with the trail proposed. Mr. Guiser stated, "yes".

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 June 9th, 2011, seconded by Mr. Paul Ziegler, was passed unanimously.

3. ZHB APPLICATION #11-06 LOCATED AT 2051 & 2101 BERKS RD – ZONED "LPD":

The Planning Commission discussed the relief requested, from a planning perspective, regarding such:

- VARIANCE FROM SECTION 150-15(A) TO PERMIT A STABLE TO BE ERRECTED THAT MEASURES 20' IN HEIGHT (15' IS THE MAXIMUM HEIGHT ALLOWED FOR ACCESSORY STRUCTURES).
- VARIANCE FROM SECTION 150-177(B) (5) TO PERMIT A PRIVATE STABLE ON LESS THAN 5 ACRES.
- VARIANCE FROM 150-177(B) (5) TO PERMIT A PRIVATE STABLE WITHIN 150' OF A PROPERTY LINE.
- VARIANCE FROM 150-192(B) TO PERMIT A CORRAL TO BE LOCATED LESS THAN 75' FROM A PROPERTY LINE.

AND/ OR

- SUCH OTHER RELIEF; INCLUDING BUT NOT LIMITED TO INTERPRETATIONS, AS THE BOARD MAY DEEM NECESSARY OR APPROPRIATE.

The Planning Commission as a whole agreed that the relief requested does not seem to meet a hardship. Mr. Gordon Todd does not have an issue with the corral being less than 75' from the property line. His main concern is how the internal property line will be utilized and respected for the purpose if the lot(s) are ever sold in the future.

Mr. Charles Venezia inquired as to why there is a need for a 150' setback for any and all agricultural accessory structures. He believes this to be extremely strict. Mr. Todd expressed that residents were more than likely concerned with noise, smells, etc... in relation to their property lines when this ordinance was adopted. Mr. Venezia went on to explain how a portion of his property is zoned "AGR" and would require a variance and/or special exception if he were to expand his existing/ current use.

The Planning Commission agreed as a whole that a reverse subdivision is an option that eliminates the need for requesting variance relief and is a viable option.

Questions and discussion ensued.

4. MONTGOMERY COUNTY PLANNING COMMISSION – CONTRACT RENEWAL:

The Planning Commission shall be discussed the proposed renewal contract by Montgomery County Planning Commission. The current contract ends July 2011. The proposed contract is for 3 years.

Mr. Gordon Todd commented that the reviews for previous subdivision and land development applications seem to be a little more elaborate than they need to be.

Mr. Gordon Todd asked Mr. Matthew Schelly what the Park & Recreation portion of the contract had to do with the Planning Commission. Mr. Schelly went on to explain that there may be a Park & Recreation fee administered and in order for this process to take place a Park & Recreation plan has to be created/ enacted which would heavily involve open space planning and the current open space plan. Mr. Todd was satisfied by the answer.

Ms. Pat Quigley raised the point that there is a specific goal with the creation of the Park & Recreation portion of the contract that would justify the increase in the amount asked for the 3 year contract.

Ms. Maeve Vogan inquired as to how many days Mr. Shelly works for Worcester Township and/or hours. Mr. Schelly stated approximately (+/-) "35 hours".

Ms. Vogan further inquired what are the deliverables and overages (if any). Mr. Schelly explained that the new contract states 28 hours and Worcester Township does not get billed for overages. Mr. Todd stated that the Planning Commission defines what the deliverables are.

Questions & discussion ensued.

RECOMMENDATION:

A motion by Ms. Pat Quigley recommending to the Board of Supervisors that the proposed contract by the Montgomery County Planning Commission be approved as scoped and for the amount shown, seconded by Mr. Paul Ziegler, was passed unanimously.

5. ZONING AMENDMENT DISCUSSION:

- **SIGNAGE**

The Planning Commission discussed creating a bullet point list of proposed language changes to be presented to the Board of Supervisors at their joint meeting scheduled for August 1st, 2011. Ms. Pat Quigley asked if a generic example could be compiled as a handout for discussion. All Planning Commission members were in agreement of the approach discussed.

Mr. Gordon Todd will be a compiling a write up of his ideas to present to the Planning Commission for discussion.

Ms. Maeve Vogan inquired as to if the entire structure of the signage would be included in the square footage calculation of the sign. Mr. Todd responded that he is proposing that if the structure's width is 6" inches or less than no.

Ms. Quigley added that there can be guidelines added regarding fonts.

Ms. Vogan inquired if the Planning Commission will be tackling illumination in the proposed ordinance amendment. Mr. Todd stated, "No."

Questions and discussion ensued.

6. VILLAGE PLANNING:

- **CEDARS VILLAGE PLANNING**

The Planning Commission tabled the issue until their next scheduled meeting.

- **FAIRVIEW VILLAGE PLANNING**

An overall outline was discussed regarding presenting draft language and main concepts. Mr. Matthew Schelly presented draft language to review from a conceptual point of view. Mr. Gordon Todd would like for the Planning Commission to review language proposed, make markups, and then invite the general public to further discuss. Questions and discussion ensued.

7. PLANNING COMMISSION AGENDA FOR NEXT MEETING HELD ON JULY 14th, 2011:

The Planning Commission shall be discussing approval consideration for the Planning Commission minutes drafted for the June 23rd, 2011 meeting, the Planning Commission agenda for the July 28th, 2011 meeting, zoning amendment language regarding signage, and village planning for Fairview Village.

8. PUBLIC COMMENT

None

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 9:28 P.M.

WORCESTER TOWNSHIP
PLANNING COMMISSION WORK SESSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
THURSDAY, JULY 14th, 2011 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
Paul Ziegler	Secretary
Robert Hayes	Member
Doug Rotondo	Member
Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

ABSENT:

None

GUESTS:

Ms. Susan Caughlan: Overhill Dr Resident
Mr. Richard DeLello: Stony Creek Rd Resident
Mr. Charles Venezia: Germantown Pk Resident
Ms. Julie Pacaro: Locust Dr Resident
Mr. Anthony Pacaro: Locust Dr Resident

1. ZONING AMENDMENT DISCUSSION:

• **SIGNAGE**

The Planning Commission discussed creating a bullet point list of proposed language changes to be presented to the Board of Supervisors at their joint meeting scheduled for August 1st, 2011. Mr. Matthew Schelly passed out 2 handouts showing exact measurements for Center Point Shopping Center & Cedars Country Store current signage.

Mr. Gordon Todd was thinking of recommending that shopping center signage be allowed a maximum total of 60 square feet. The first 40 square feet would be strictly for the complex signage, and then the additional 20 square feet left over would be used for moveable letter board signage. Mr. Robert Hayes is concerned that the movable letter board signage would look tacky. Ms. Pat Quigley would like to see the moveable portion of the signage be made mandatory.

Mr. Todd re-addressed that posts that are less than 6" inches x 6" inches in width are to not be incorporated into the sign square footage calculation.

Ms. Susan Caughlan inquired as to where temporary signage can go regarding shopping centers and then proposed balloon signage as an alternative.

Ms. Pat Quigley further reiterated that she would like temporary signage to be part of the main section of the signage.

Flip frame signage was proposed as an option as part of the on-going discussion regarding signage in the shopping center and commercially zoned districts.

Mr. Todd would like to limit signage located in the commercially zoned district to one sign and inhibit the ability of flip frame signage. Mr. Schelly handed out an aerial of Center Point Village.

There was discussion amongst the Planning Commission Members that signage be allowed in the ultimate right-of-way, however restitution if the road is ever widened would not be allowed. Ultimately there would be a waiver clause.

Questions and discussion ensued.

2. VILLAGE PLANNING:

- FAIRVIEW VILLAGE PLANNING

Mr. Gordon Todd opened the discussion to the public. Ms. Caughlan stated that lot size needs to be differentiated from the use of the land.

Mr. Charles Venezia inquired as to how setbacks are being determined for businesses within residential limits. He further explained that many of the lots near his property are extremely narrow in nature. Mr. Todd replied that there is a lot of open space behind the homes located in the rear yards.

Mr. Venezia would like to see low impact commercial uses located within the residential limits (i.e. offices).

Mr. Robert Hayes would like to hear from everyone located in the Fairview Village Planning District radius as to where the overlay district lines should reside.

Mr. Todd and Ms. Quigley further explained that there would have to be differentiation between the permitted uses (i.e. define clinic, medical office, bed & breakfast, etc...)

Mr. Doug Rotondo is fifty/fifty (50/50) between the two opinions.

Mr. Richard DeLello would like to hear from more of the residents as to their opinions.

Mr. Schelly explained various options and that the current R-100 Zoning does not have a historic preservation clause. Mr. Doug Rotondo further explained the example of the old carriage house that was torn down before the Rite Aid building was built and that it is necessary for a historic ordinance to be enacted.

Mr. Todd does not think that the bed & breakfast idea is a viable option. He is more in favor for creating overlay language for individuals that buy older homes, don't have the financial means at the time to fix the home, however give them the ability to build a shop/ low impact business in the back to create income, and then from those earning enable the property owner to fix up their home.

Mr. Paul Ziegler is fifty/fifty (50/50) between the two opinions as well. He believes there is an obligation to satisfy the needs of the current residents by holding a public meeting to gain further feedback and then in addition plan for the future. By holding a forum there will be different opinions discussed and from that point the overlay ideas and language can become more detailed.

Mr. Venezia is concerned with the here and now and keeping the integrity of his property and surrounding properties in their current state.

An overall outline was discussed regarding presenting draft language and main concepts. Questions and discussion ensued.

3. **APPROVAL OF MEETING MINUTES:**

A motion by Mr. Doug Rotondo for approval of the minutes for the meeting held on June 23rd, 2011 contingent upon grammatical changes being made, seconded by Mr. Robert Hayes, was passed unanimously.

4. **PLANNING COMMISSION AGENDA FOR NEXT MEETING HELD ON JULY 28th, 2011:**

The Planning Commission shall be discussing approval consideration for preliminary/ final plan recommendation to the Board of Supervisors regarding the DePhillippo Land Development Plan located at 1074 Grange Avenue, the Planning Commission minutes drafted for the July 14th, 2011 meeting, the Planning Commission agenda for the joint meeting held with the Board of Supervisors scheduled for August 1st, 2011, the Planning Commission work session meeting scheduled for August 11th, 2011, zoning amendment language regarding signage, and village planning for Fairview Village.

5. **MERIT BADGE PROJECT**

Mr. Anthony Pacaro is completing a merit badge project for his Boy Scout Troop and had a few questions for the Planning commission.

He inquired as to what kind of historic ordinances Worcester Township has. The Planning Commission replied, none. Mr. Rotondo further explained that municipalities in Chester County are far more forthright to prohibit historical sites from being demolished and that Worcester Township needs a similar ordinance.

Mr. Pacaro asked if a building were to be demolished what he could do to prohibit the building from being destroyed. Mr. Ziegler answered to contact all local politicians, state representatives, and head up the latter. Also, he further explained to put all requests to political officials in writing. Ms. Caughlan further commented that it is important to create an environment for the property owner where they will work with the Township and not against the Township.

6. **PUBLIC COMMENT**

Mr. Richard DeLello asked Mr. Schelly what is done with the overages now in Montgomery County's current contract. Mr. Schelly stated that the Montgomery County does not get paid for overtime/ overages.

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 8:52 P.M.

WORCESTER TOWNSHIP
PLANNING COMMISSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
THURSDAY, JULY 28th, 2011 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
Paul Ziegler	Secretary
Doug Rotondo	Member
Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

ABSENT:

Robert Hayes	Member
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GUESTS:

Mr. Joseph J. Nolan, P.E.: Township Engineer
Mr. Anthony Hibbeln, P.E.: Hibbeln Engineering – Representative for 1074 Grange Ave Land Development Plan

Mr. Domenic DePhillippo: Grange Ave Resident
Mrs. Margaret DePhillippo: Grange Ave Resident
Mr. Christopher Drummond: Anvil Dr Resident
Mr. Philip Burke: Grange Ave Resident
Mr. Richard DeLello: Stony Creek Rd Resident
Mr. Charles Venezia: Germantown Pk Resident

1. DEPHILLIPPO LAND DEVELOPMENT PLAN:

- **PRELIMINARY/ FINAL PLAN APPROVAL FOR RECOMMENDATION TO THE BOARD OF SUPERVISORS**

Mr. Anthony Hibbeln, P.E. presented the revised land development plan to the Planning Commission. The land development plan proposed the construction of a 12' feet by 20' feet temporary enclosure on the subject property. This land development plan is being submitted in order to comply with the Zoning Hearing Board Decision (99-3) dated June 22, 1999, regarding the subject property and the uses of the property. Mr. Hibbeln further explained that in addition to what is on the plan more trees and vegetation has been added throughout the property.

Mr. Doug Rotondo inquired as to why it is proposed as a temporary structure opposed to a permanent structure. Mr. DePhillippo stated that at some point the proposed structure would be removed once there is no use for it.

Ms. Pat Quigley inquired as to what the height is. Mr. Hibbeln replied 10' feet to 12' feet.

Mr. Matt Schelly addressed the riparian corridor. Montgomery County would like to see native plants instead of grass.

Mr. Paul Ziegler inquired if the shed is being used for winter storage. Mr. Hibbeln stated no. Mr. DePhillippo stated at some point the shed will be removed once there is no use for it.

Mr. DePhillippo addressed that he does not mow past the stream. Ms. Quigley stated that there is evasive species inhabiting that space and bamboo has been planted.

Mr. Joseph Nolan, P.E. stated that anything can be planted if it is not a required buffer. He additionally requested that a statement be added to the plans that wetlands are not present to address the County's comment.

Mr. Nolan recommended strongly that no building permit be obtained until compliance is obtained with impervious coverage and further explained CKS's review item #2 regarding an adequate buffer regarding the requirements set forth by SALDO. He went on to explain that the Planning Commission may recommend more buffering if need be. Ms. Quigley further inquired about buffering.

Mr. Todd stated that there is additional planting that is not represented on the plan.

Mr. Hibbeln further explained that twelve (12) new spruce trees have been planted. Mr. Nolan inquired as to why the trees are not on the plan. Ms. Quigley further went on to ask if the applicant can determine if they currently meet the definition of Worcester's screening buffer, and if so, to show that calculation on a revised plan.

Ms. Quigley requested to have the buffer calculation verified due to the twelve (12) new spruce trees being planted.

Mr. Hibbeln explained that there is an opaque fence that is 6' high acting as buffer between the property and Ms. Susan Koch's property.

Ms. Quigley inquired about the buffering line regarding the entire property line. Mr. Nolan went on to explain that this being a new application and that today's buffering requirements and standards apply. The current buffer was required by the 1999 ZHB decision and order not by SALDO.

Mr. Hibbeln stated it is onerous to apply the SALDO buffering standards. Mr. Nolan explained that the Chapter 130 applies and all standards must be met unless a waiver is granted.

Mr. Ziegler stated that he would like to see the applicant meet the screening requirements for the adjacent property owner(s) benefit.

Mr. Todd stated that he agrees that the buffer should be installed due to the situation, however it will cost more to plant the required plantings that to install the temporary structure.

Mr. Nolan stated that there is not a provision in our zoning code that permits a temporary structure.

Ms. Quigley requested that the applicant evaluate the existing buffering to the current standards outlined in Chapter 130.

Mr. Drummond stated that he would like his interests to be protected and referenced the 2003 court hearing. He commented on the applicants existing garage, equipment, and the overall use of the property.

Mr. Todd asked Mr. Nolan to further explain the appeal referenced by Mr. Drummond.

Mr. Nolan stated there was a variance by estoppels granted by the courts. The zoning hearing board decision and order from 1999 does not require the equipment to be stored in the garage.

Mr. DeLello asked if it is the interpretation of the Township that this property does not currently require a variance.

Mr. Nolan stated yes. Mr. Todd further explained that the filing of the land development plan is a requirement of the decision and order rendered in 1999.

Mr. Drummond had questions regarding the bamboo that has been planted on the applicant's property. He stated that if the bamboo is not removed, that is currently travelling into his property, it will start killing the back of his woods and trees that are adjacent to the applicant's property. He has requested that the bamboo be removed.

Mr. Burke referenced the zoning hearing board decision from 1999 regarding the equipment being stored outside. The property is currently zoned R175 and not AGR as originally stated. Mr. Burke is correct regarding the proper zoning district classification for the property.

Mr. Hibbeln verified that 336 square feet and a height of 10' feet to 12' feet is the total area and height of the structure.

Mr. Ziegler would like to address the buffer on all sides of the property.

Ms. Quigley re-addressed the screening buffer and requested the applicant perform an audit / assessment of the current buffer. She is not comfortable with providing an approval recommendation until this information is provided.

Mr. Hibbeln inquired about being scheduled for the August 11th, 2011 Planning Commission meeting.

Mr. Burke addressed condition #11 of the zoning hearing board decision rendered in 1999 regarding the four (4) trees that were planted. He stated that if this were addressed over ten (10) years ago the adjacent property owners would not be here this evening.

Mr. DeLello is concerned about the Planning Commission having not walked the applicant's property. He feels they should walk the site before making a decision. Ms. Quigley addressed that the permission of the property owner is needed.

Mr. Nolan also stated that permission from the property owner is needed and that the township has been denied access in the past by the applicant to investigate the property.

Mr. Todd is extremely concerned about the bamboo. He requested to walk the property and Mr. DePhillippo stated that would be fine.

Mr. Todd recommended tabling the matter until the next scheduled meeting, August 11, 2011. He stated that that a site visit should be scheduled and the tabulation report be submitted before then. The Planning Commission, Mr. Hibbeln, and the applicant agreed to the recommendation.

Discussion and questions ensued.

2. **ZONING AMENDMENT DISCUSSION:**

- **SIGNAGE**

Mr. Todd handed out a signage informational packet. He addressed definitions and many issues within the sign ordinance specifically relating to the commercial & shopping center zoning.

Mr. DeLello verified what was being said in how to calculate signage.

Mr. DeLello addressed that part of having multiple signs is to identify the property for individuals traveling so there are not visibility issues. He referenced Sunny Brook Estates regarding the three existing entrances.

Mr. Todd stated that Sunny Brook Estates does not have as much connection with Worcester Township due to it bordering Whitpain Township.

Mr. Ziegler inquired as to why Mr. DeLello wants a signage installed at Sunny Brook Estates. Mr. DeLello replied that people cannot find the development, for directional capabilities, and the sense of community.

Mr. DeLello has an issue with the proposed width that is allowable regarding 6" x 6" in the overall calculation of sign area. He stated this would not allow a stone structure.

Mr. Ziegler asked Mr. DeLello if the residents of Sunny Brook Estates want a sign at each entrance. Mr. DeLello stated that they do and are looking to install something visually appealing in order identify the property.

Mr. Schelly stated that signs installed in developments for the community add value. He inquired as to what entrance does not have the ability to have a sign at this current time. Mr. DeLello stated and explained that the entrance off of Morris Rd does not have the ability to have a sign by-right.

Questions and discussion ensued.

3. **VILLAGE PLANNING - FAIRVIEW VILLAGE PLANNING:**

Mr. Gordon Todd tabled the discussion until the next scheduled Planning Commission held.

4. **APPROVAL OF MEETING MINUTES:**

A motion by Ms. Pat Quigley for approval of the minutes for the meeting held on July 14th, 2011 contingent upon grammatical changes being made, seconded by Mr. Paul Ziegler, was passed unanimously.

5. **PLANNING COMMISSION AGENDA FOR NEXT MEETING HELD ON JULY 28th, 2011:**

The Planning Commission shall be discussing village planning for Fairview Village, zoning amendment language regarding signage, approval consideration for the minutes drafted for the July 28th, 2011 meeting, and the agenda for the August 25th, 2011 meeting.

6. **PLANNING COMMISSION AGENDA FOR NEXT JOINT MEETING HELD WITH THE BOARD OF SUPERVISORS ON AUGUST 1st, 2011:**

The Planning Commission shall be discussing with the Board of Supervisors approval consideration for the minutes drafted for the February 7th, 2011 meeting, zoning amendment language regarding signage, and village planning.

7. **PUBLIC COMMENT**

None

8. **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 9:40 P.M.

WORCESTER TOWNSHIP
BOARD OF SUPREVISORS & PLANNING COMMISSION JOINT MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
MONDAY, AUGUST 1st, 2011 8:00 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 8:01 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
Gordon Todd	Chairman: Planning Commission
Pat Quigley	Vice Chairman: Planning Commission
Robert Hayes	Member: Planning Commission
Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

ABSENT:

Eunice Kriebel	Township Assistant Manager/ Treasurer
Joseph J. Nolan, P.E.	Township Engineer
Paul Ziegler	Secretary: Planning Commission
Doug Rotondo	Member: Planning Commission

1. APPROVAL OF JOINT MEETING MINUTES:

A motion by Mr. Gordon Todd for approval of the minutes for the joint meeting held on February 7th, 2011, seconded by Ms. Susan Caughlan, contingent upon minor grammar and language changes to be made, was passed unanimously.

2. ZONING AMENDMENT DISCUSSION:

• **SIGNAGE**

Mr. Todd addressed that the Planning Commission's goal is to define the area of a sign due to the current ordinance being confusing. The Planning Commission created a new definition to include a distinction between building mounted signs and free standing signs.

Ms. Caughlan commented on the specific language to be used to define how the area of signage may be defined and that the graphic provided is helpful in understanding how to calculate signage.

Mr. Bustard inquired as to at what height of the signage is the area calculation taken from. Mr. Todd referred to the graphic visual provided.

Mr. Todd addressed neighborhood signage. Currently the code allows walls and solid fencing located in the front yard up to 30 inches. He suggested that neighborhood signage be located on these structures as a form of identification.

Ms. Caughlan inquired if this may also be utilized and allowable for businesses. Mr. Todd stated that he does not have an issue with a business taking this approach for advertising purposes.

Ms. Caughlan commented on the difference between a wall mounted sign and building mounted sign. Mr. Todd clarified further by stating that a business should be able to have a wall mounted sign within the parameters provided.

Mr. Todd then addressed interior signage regarding commercially zoned districts. The Planning Commission is recommending that indoor illuminated signage be allowed with limitations.

Ms. Caughlan inquired as to if an illuminated interior sign that would cover half the panel of a window viewable for street side view would be permissible. Mr. Todd replied that this would be excessive and that limitations would have to be provided as to the percentage that would be allowable.

Ms. Caughlan further inquired as to what kind of interior internal illumination may be allowed. Mr. Todd clarified that the Planning Commission would like to start with neon internal illuminated signage for indoor signage. Ms. Pat Quigley agreed with this approach.

Mr. Quigley inquired as to what the difference is between an LED lit sign located outside off the road and having a flat screen television inside a business establishment located in the window and/or in the business that can be seen from roadside view. He inquired as to what is the distinction between indoor & outdoor signage.

Mr. Bustard and Mr. Todd both replied that the current ordinance does not strictly control indoor signage.

Ms. Quigley further clarified that it would be based on the intent of the signage proposed and installed and how it is viewed from roadside view.

Mr. Quigley & Mr. Bustard inquired as to the calculation of sign area represented on the graphic provided. Mr. Todd further explained how the area of signage is calculated and how the individual will have a square footage maximum allowance.

Mr. Todd clarified that the definition for an off-premise sign is exactly the same as the definition for billboard signage in the proposed recommended changes by the Planning Commission.

Mr. Todd addressed business complex signage located in the commercially zoned districts and offering more flexible signage options for business owners regarding shared business signage.

Mr. Todd addressed signage located within the ultimate right of way and proposed signage language that would allow such signage. Discussion and questions ensued.

3. VILLAGE PLANNING:

• **CEDARS VILLAGE PLANNING PRESENTATION**

Mr. Todd requested that the Board of Supervisors release the draft ordinance for public review.

Mr. Bustard further clarified that this request and recommendation from the Planning Commission was based off of the last joint meeting discussion on Cedar's Village Planning Overlay Ordinance held on February 7th, 2011.

Mr. Todd confirmed that the recommendation and request is based on the context of that meeting.

Ms. Caughlan explained that proposed ordinances get posted on the Township's website for review before being officially advertised.

Ms. Caughlan requested that the Township Engineer review the impervious coverage ratio to building coverage ratio to access if the limits are realistic and attainable.

Mr. Bustard addressed obtaining information from Towamencin Township regarding edu's.

Mr. Quigley addressed sewage capacity.

Mr. Richard DeLello commented on Cedars Village Planning Overlay Ordinance and internally illuminated signage.

Mr. Todd re-addressed neighborhood signage in how the current code allows 1 sign per entrance. The Planning Commission recommends that 1 sign per community be allowed and not per entrance.

The draft cedars village overlay ordinance shall be posted on the Township website for the public to review.

4. PUBLIC COMMENT:

None

5. 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 8:52 A.M.

WORCESTER TOWNSHIP
PLANNING COMMISSION WORK MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
THURSDAY, AUGUST 11th, 2011 7:30 P.M.

CALL TO ORDER

The regularly scheduled meeting of the Planning Commission was called to order by Ms. Pat Quigley at 7:34 P.M.

ATTENDANCE

PRESENT:

Pat Quigley	Acting Chairman & Vice Chairman
Robert Hayes	Acting Vice Chairman & Member
Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

ABSENT:

Gordon Todd	Chairman
Paul Ziegler	Secretary
Doug Rotondo	Member

GUESTS:

Ms. Susan Caughlan: Overhill Dr Resident
Mr. and Mrs. Michael Petrecz: Germantown Pk Resident
Mr. Richard DeLello: Stony Creek Rd Resident
Mr. Charles Venezia: Germantown Pk Resident

1. **3205 & 3207 GERMANTOWN PK REGARDING FAIRVIEW VILLAGE OVERLAY ORDINANCE:**
Mr. Michael Petrecz presented his letter which requested for his properties located at 3205 & 3207 Germantown Pike to be included in the Fairview Village Overlay Ordinance designation area.

Ms. Pat Quigley explained the proposed Fairview Village Overlay Ordinance and pointed out that the current overlay boundary did not extend to his property.

Mr. Michael Petrecz requested to be added to the outreach roster that the Township uses to contact residents.

Discussion and questions ensued.

2. **FAIRVIEW VILLAGE:**
Mr. Matthew Schelly would like to focus on the central core of Fairview Village Planning the next time the Planning Commission meets.

Ms. Quigley inquired what materials could be sent ahead of time since there is not a quorum this evening.

Mr. Schelly discussed the analysis regarding the yield plan and how many homes are needed to support the businesses that would be implemented in the propose Fairview Village Overlay Ordinance.

Mr. Charles Venezia commented on the overlay map. He is concerned about vacancies in the area; whether it is vacant land or vacant buildings and with the high density of the residential area that he is a part of that directly affects him and his neighbors.

Discussion and questions ensued.

3. **CEDAR VILLAGE OVERLAY ORDINANCE:**

Mr. Schelly handed out the latest and greatest proposed draft ordinance. He specifically addressed transferable development rights and suggested that this be an entire separate ARTICLE in and of itself.

Discussion and questions ensued.

4. **SIGNAGE:**

Mr. Schelly brought examples of the trade center signage. He stated that this sign is the least readable out of all the signage.

Discussion and questions ensued.

5. **APPROVAL OF MEETING MINUTES:**

Tabled.

6. **PLANNING COMMISSION AGENDA FOR AUGUST 25, 2011 MEETING:**

The Planning Commission shall be discussing 2750 Morris Rd for preliminary/ final approval recommendation to the Board of Supervisors, Village Planning, final recommendations regarding zoning amendment language for signage, approval consideration for the minutes drafted for the July 28th, 2011 & August 11th, 2011, and the agenda for the September 22nd, 2011 meeting.

7. **PUBLIC COMMENT**

Mr. Richard DeLello commented on internally illuminated signage. He feels that this issue should be specifically addressed and that these kinds of signs are offer less light pollution than other types of externally lit signs. He further commented on the Cedars Village planning proposed ordinance.

Mr. Venezia commented that internally lit signs create less light pollution than spot lights & over hanging lights.

Ms. Pat Quigley explained that the basis for the long held position of non-internally illuminated signs was the goal of protecting the rural and historical character.

Mr. Robert Hayes agreed that the Township's position on non-illuminated signs was not based on light pollution concerns but on preserving the rural character of the Township.

8. **ADJOURNMENT**

There being no further business to come before this committee, the meeting of the Worcester Township Planning Commission was adjourned by Ms. Quigley, at 8:49 P.M.

Township Engineer in their review letter of July 22, 2011 and subject to an informal final review the revised plans, showing the additional screening buffer, by the Township Engineer and WPC. Motion was carried unanimously.

2. **ZONING AMENDMENT DISCUSSION:**

- **SIGNAGE**

The Planning Commission reviewed the last revised version of the proposed sign ordinance amendments and made the following minor edits:

Page 6, Item E.2. – delete the words “or ownership” from the first sentence.

Page 6, Item E.3. – change the time period of “6” months to “12” months.

Page 9, Item F. – change the height maximum from “four” feet to “8” feet.

Page 10, Item B.1. – modify 4th sentence to read “not more than one third of the..”

Page 13, Item C.2. – change the maximum lot size in the first sentence from “1” acre to “10” acres to be consistent with the minimum size of a lot in LI district.

Page 13, Item C.3. – modify the first sentence to add at the end “as measured from the road surface.”

Page 13, Item C.4. – modify to add to the end of the sentence, “as measured from the road surface.”

With the incorporation of these final edits, the Planning Commission considers the proposed amendments ready for submission to the BOS for formal review.

3. **VILLAGE PLANNING:**

- **CEDARS VILLAGE PLANNING**

The Planning Commission agreed to table further discussions to the next meeting.

- **FAIRVIEW VILLAGE PLANNING**

Due to the need to finalize the Cedars Village Planning work and the review required for the new proposed TDR provisions, further work on the village planning evaluations for Fairview Village is being postponed to accommodate these shifted priorities.

4. **APPROVAL OF MEETING MINUTES:**

A motion by Mr. Doug Rotondo, and seconded by Ms. Pat Quigley for approval of the minutes for the meeting held on July 28th, 2011, was passed unanimously.

The Planning Commission tabled the minutes for the meeting held on August 11th, 2011.

5. **PLANNING COMMISSION AGENDA FOR SEPTEMBER 22, 2011 MEETING**

- Cedars Village Planning
- Transferable Development Rights Ordinance

6. **PUBLIC COMMENT**

None

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 9:00 P.M.

WORCESTER TOWNSHIP
PLANNING COMMISSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
THURSDAY, SEPTEMBER 22nd, 2011 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
Doug Rotondo	Member
Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

ABSENT:

Paul Ziegler	Secretary
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GUESTS:

Mr. Anthony Hibbeln, P.E.: Representative for DePhillippo Land Development Plan
Mr. Anthony DePhillippo: Grange Ave Resident
Ms. Susan Caughlan: Overhill Dr Resident
Mr. Richard DeLello: Stony Creek Rd Resident
Ms. Caren Segal: Green Hill Rd Resident
Ms. Florence Thaler: Green Hill Rd Resident
Mr. Kevin Frawley: Green Hill Rd Resident
Ms. Mary Ann Prekara: Green Hill Rd Resident
Mr. Steve Prekara: Green Hill Rd Resident
Mr. Dave Plager: Field Crest Rd Resident
Mr. Michael J. Malone: Green Hill Rd Resident
Mr. Michael J. Contorno: Credley Ln Resident
Mr. Michael A. Contorno: Heebner Rd Resident
Ms. Anna Marie Walsh: Woodbridge Ln Resident

1. 1074 GRANGE AVENUE: DePHILLIPPO LAND DEVELOPMENT PLAN

- PRELIMINARY/ FINAL LAND DEVELOPMENT APPROVAL CONSIDERATION
Mr. Anthony Hibbeln, P.E. presented the revised land development plan to the Planning Commission. The land development plan proposed the construction of a 12' feet by 20' feet temporary enclosure on the subject property. This land development plan is being submitted in order to comply with the Zoning Hearing Board Decision (99-3) dated June 22, 1999, regarding the subject property and the uses of the property.

Mr. Gordon Todd is concerned with the bamboo located in the back of the property.

Ms. Pat Quigley inquired if further buffering could be added. Mr. DePhillippo stated no.

Mr. Robert Hates feels there is an adequate buffer.

Discussion and questions ensued.

RECOMMENDATION:

A motioned by Mr. Robert Hayes, seconded by Mr. Doug Rotondo, for preliminary/ final land development approval contingent upon controlling the bamboo from spreading to adjacent properties and throughout the riparian corridor, the June 2, 2011 CKS review letter be satisfied, and all waivers requested be granted, was passed unanimously.

2. **TRANSFERABLE DEVELOPMENT RIGHT'S DISCUSSION:**

Ms. Susan Caughlan gave a presentation pertaining to transferable development rights.

Mr. Gordon Todd and Ms. Pat Quigley questioned the sending district.

Ms. Thaler inquired as to how the amount of physical acres of TDR's for sending is calculated. She stated that Mr. Malone may have 50+ acres which could be approximately 24 TDR's. She would like clarification on TDR rights of the sending person having the right to build on the property. Ms. Thaler additionally has requested that Worcester Township purchase Worcester Golf Course's TDR's.

Mr. Richard DeLello inquired about the calculations and if the Planning Commission would be involved.

Ms. Pat Quigley commented on the method of calculation/ receiving area and they need to be attractive.

Mr. Gordon Todd addressed the large over built homes located throughout Worcester Township.

Ms. Pat Quigley also questioned sizing and sending areas.

Mr. Matthew Schelly explained the potential advantages of small and large parcels.

Mr. Robert Hayes inquired about banks needing financial notification if receiving a notification from the Township. He then asked why attorneys have to guarantee/ certify the title search.

Mr. Matthew Schelly addressed multi-municipal agreements regarding TDR's.

Mr. Richard DeLello inquired about available rates, value in relation to the market, etc... He inquired as to the 1,000 sq. ft. and the value created by this.

The Planning Commission is planning on rendering a recommendation by 10/13/2011 regarding TDR's.

Discussion and questions ensued.

3. **VILLAGE PLANNING:**

- CEDARS VILLAGE PLANNING

The Planning Commission agreed to table further discussions.

4. **APPROVAL OF MEETING MINUTES:**

A motion by Ms. Pat Quigley, and seconded by Mr. Robert Hayes, contingent upon minor grammatical changes for approval of the minutes for the meeting held on August 11th, 2011, was passed unanimously.

A motion by Ms. Pat Quigley, and seconded by Mr. Doug Rotondo, for approval of the minutes for the meeting held on September 8th, 2011, was passed unanimously.

5. **PLANNING COMMISSION AGENDA FOR OCTOBER 27th, 2011 MEETING**

- Transferable Development Rights Ordinance
- Minutes
- Next Planning Commission Agenda

6. **PUBLIC COMMENT**

None

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 9:20 P.M.

WORCESTER TOWNSHIP
PLANNING COMMISSION WORK SESSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
THURSDAY, OCTOBER 13th, 2011 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
Paul Ziegler	Secretary
Robert Hayes	Member
Doug Rotondo	Member
Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

ABSENT: None

GUESTS:

Ms. Susan Caughlan: Overhill Dr Resident
Mr. Michael J. Malone: Green Hill Rd Resident

1. **TRANSFERABLE DEVELOPMENT RIGHTS ORDINANCE:**

Mr. Matthew Schelly handed out a review regarding the property size threshold of transfer of development rights (TDR) ordinance. The Planning Commission discussed the contents of the review.

Discussion and questions ensued.

2. **APPROVAL OF MEETING MINUTES:**

A motion by Ms. Pat Quigley, and seconded by Mr. Robert Hayes, for approval of the minutes for the meeting held on September 22nd, 2011, was passed unanimously. Mr. Paul Ziegler abstained.

3. **PLANNING COMMISSION AGENDA FOR OCTOBER 27th, 2011 MEETING**

- Transferable Development Rights Ordinance
- Minutes
- Next Planning Commission Agenda
- Next Joint Meeting with Board of Supervisors Agenda

4. **PUBLIC COMMENT**

None

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 9:11 P.M.

WORCESTER TOWNSHIP
PLANNING COMMISSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
THURSDAY, OCTOBER 27th, 2011 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	Vice Chairman
Paul Ziegler	Secretary
Robert Hayes	Member
Doug Rotondo	Member
Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

ABSENT:

Gordon Todd	Chairman
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GUESTS:

Mr. Michael J. Malone: Green Hill Rd Resident

1. APPROVAL OF MEETING MINUTES:

A motion by Mr. Robert Hayes, seconded by Mr. Paul Ziegler, for approval of the minutes for the meeting held on October 13th, 2011, was passed unanimously.

2. TRANSFERABLE DEVELOPMENT RIGHTS (TDR) ORDINANCE:

Mr. Matthew Schelly presented Township landowners that own over 15 contiguous acres that may have potential for transferable development rights. Additionally, he presented a parcel analysis of the Township. The Planning Commission discussed the contents of the presentation.

Discussion and questions ensued.

RECOMMENDATION:

A motion by Mr. Robert Hayes, seconded by Mr. Paul Ziegler, to recommend enacting the transferable development rights ordinance with revisions discussed for the sending district, known as Section C, with the minimum parcel size of 30 acres, was passed unanimously.

3. PLANNING COMMISSION AGENDA FOR NOVEMBER 10th, 2011 MEETING:

- Flanagan Subdivision Sketch Plan Presentation
- Terra Landscaping Land Development Plan Presentation
- Fairview Village Planning
- Minutes
- Next Planning Commission Agenda
- Priority of Park & Recreation Plan pursuant to MCPC Contract

4. **JOINT MEETING AGENDA WITH BOARD OF SUPERVISORS FOR NOVEMBER 7th, 2011 MEETING:**

- Minutes
- Transferable Development Rights Ordinance
- Signage Ordinance
- Historic Ordinance
- Cedars Village Planning Ordinance
- Fairview Village Planning

4. **PUBLIC COMMENT**

Mr. Michael J. Malone commented that everything was extremely informative and productive regarding the Planning Commission meeting. He requested to view the TDR ordinance language once finalized.

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 8:14 P.M.

WORCESTER TOWNSHIP
BOARD OF SUPREVISORS & PLANNING COMMISSION JOINT MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
MONDAY, NOVEMBER 7th, 2011 8:00 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 8:06 A.M.

ATTENDANCE

PRESENT:

Arthur Bustard	Chairman: Board of Supervisors
Susan Caughlan	Vice Chairman: Board of Supervisors
Gordon Todd	Chairman: Planning Commission
Pat Quigley	Vice Chairman: Planning Commission
Robert Hayes	Member: Planning Commission
Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission
F. Lee Mangan	Township Manager
Eunice Kriebel	Township Assistant Manager/ Treasurer
James J. Garrity, Esq.	Township Solicitor
Joseph J. Nolan, P.E.	Township Engineer

ABSENT:

Steve Quigley	Member: Board of Supervisors
Paul Ziegler	Secretary: Planning Commission
Doug Rotondo	Member: Planning Commission

1. APPROVAL OF JOINT MEETING MINUTES:

A motion by Mr. Gordon Todd for approval of the minutes for the joint meeting held on August 1st, 2011, seconded by Ms. Pat Quigley, was passed unanimously.

2. TRANSFERABLE DEVELOPMENT RIGHTS ORDINANCE AMENDMENT:

Ms. Pat Quigley presented the minor language changes made to the proposed transferable development right ordinance amendment since the last joint meeting held. The draft proposed has been recommended by the Planning Commission for review by the Board of Supervisors.

Mr. Bustard noted that an email was sent outlining what specific changes are to be made.

Ms. Quigley further explained the sending district outlined in the proposed ordinance amendment. Parcels or portions of parcels 25 to 30 acres or more in size located in the sending district and are not part of an overlay district shall be eligible for a transfer of development rights.

Mr Bustard inquired if the receiving district had yet been defined. Ms. Quigley replied that the receiving district has not.

Ms. Caughlan addressed that clarification of the acreage needs to be defined. Ms. Quigley and Mr. Robert Hayes clarified that the recommendation from the Planning Commission for a sending district is 30 acres or more.

Mr. Bustard and Ms. Caughlan addressed that the next step to be taken is to post the draft ordinance on the Township Website for resident review. The proposed ordinance shall be posted on the Township Website.

Discussion and questions ensued.

3. SIGNAGE ORDINANCE AMENDMENT:

The sign ordinance amendment language has been sent to the Solicitors office for review. Mr. James Garrity addressed that there are four (4) large ordinance amendments currently proposed to be reviewed by the Solicitors Office. He suggested prioritizing the order the Board of Supervisors would like to review the proposed amendments.

The Board of Supervisors and Mr. Garrity determined that the priority of the proposed ordinances for review is as such:

- Transferable Development Rights Ordinance Amendment
- Cedars Village Overlay Ordinance Amendment
- Signage Ordinance Amendment
- Fairview Village Ordinance Amendment

Ms. Caughlan addressed the timeline for each of the proposed ordinances review period. Mr. Bustard concurred.

Discussion and questions ensued.

4. HISTORIC ORDINANCE AMENDMENT:

Mr. Gordon Todd addressed that this will be the next ordinance amendment the Planning Commission will be addressing and discussing in detail.

Mr. Bustard would like to see the first four (4) proposed ordinance amendments set forth in the priority list be finished first before further discussion on the historic ordinance amendment moves forward.

5. CEDARS VILLAGE OVERLAY ORDINANCE AMENDMENT:

Ms. Caughlan addressed scheduling the Cedars Village Overlay Ordinance amendment discussion for the Planning Commission agendas in December. Mr. Todd and Ms. Quigley concurred.

Ms. Caughlan addressed that residents have expressed great interest in this proposed ordinance amendment.

Mr. Bustard inquired as to what the Planning Commission's process is for implementing the Cedars Village Overlay Ordinance.

Mr. Todd & Ms. Quigley stated that the Cedars Village Overlay Ordinance amendment discussion will be placed on the December agendas for discussion.

Discussion and questions ensued.

6. FAIRVIEW VILLAGE PLANNING:

Mr. Todd is concerned about addressing the first three ordinance amendments proposed set forth in the priority list.

Ms. Quigley addressed that the Fairview Village Overlay Ordinance is an extremely complicated ordinance. She further explained that a Historic Ordinance will need to be part of the Fairview Village Overlay Ordinance due to Fairview Village containing many historic buildings and areas.

Mr. Bustard addressed that a timeline and plan of action needs to be established in moving forward with the Fairview Village Overlay Ordinance Amendment. Mr. Todd concurred and addressed that community workshops will be planned for Planning Commission agendas moving forward.

Ms. Caughlan suggested community outreach be completed by the Planning Commission and Township Staff to make residents aware of the proposed amendment.

Discussion and questions ensued.

7. PUBLIC COMMENT:

Mr. Gerald Warner, Hollis Road Resident, commented on the mass mailing notification of Cedars Village Overlay Ordinance.

8. 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 8:32 A.M.

WORCESTER TOWNSHIP
PLANNING COMMISSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
THURSDAY, NOVEMBER 10th, 2011 7:30 P.M.

CALL TO ORDER

The regularly scheduled meeting of the Planning Commission was called to order by Mr. Gordon Todd at 7:33 P.M.

ATTENDANCE

PRESENT:

Gordon Todd	Chairman
Pat Quigley	Vice Chairman
Paul Ziegler	Secretary
Robert Hayes	Member
Doug Rotondo	Member – Arrived at 8:06 P.M.
Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

ABSENT:

None

GUESTS:

Mr. David Adams, Esq: Representative for the Farm Market Ordinance
Mr. Anthony Hibbeln, P.E.: Representative for 3481 Germantown Pike – Terra Landscaping Land Development Plan
Mr. Fred Oskanian: Germantown Pike Resident
Mr. George Stanbridge, P.E.: Representative for Flanagan Subdivision Sketch Plan
Ms. Elaine Flanagan: Hollow Road Resident
Mr. Ronald Shore: Stump Hall Road Resident
Mr. Richard DeLello: Stony Creek Road Resident
Mr. Victor Li: Worcester Township Resident
Mr. & Mrs. Harry Deal: Skippack Road Resident

1. FARM MARKET ORDINANCE:

Mr. David Adams, Esq. gave a brief presentation on the on the farm market ordinance proposed.

The Planning Commission discussed the contents of the presentation. Discussion and questions ensued.

RECOMMENDATION:

A motion by Ms. Pat Quigley, seconded by Mr. Robert Hayes, for approval of the farm market ordinance as presented, was passed unanimously. Mr. Doug Rotondo was not present at this juncture of the meeting.

2. TERRA LANDSCAPING LAND DEVELOPMENT PLAN LOCATED AT 3481 GERMANTOWN PIKE:

Mr. Anthony Hibbeln, P.E. presented the minor changes that were made to the land development plan located in Lower Providence Township. The main building proposed to be built in Lower Providence Township has been moved closer in location to Germantown Pike. Additionally, the impervious coverage has been slightly reduced in Worcester Township as a result of the relocation of the building. The Planning Commission discussed the contents of the presentation. Discussion and questions ensued.

RECOMMENDATION:

A motion by Ms. Pat Quigley, seconded by Mr. Paul Ziegler, to recommend the proposed plan to the Board of Supervisors, acknowledging the changes made in Lower Providence Township, with no known major revisions made in Worcester Township, was passed unanimously.

3. **FLANAGAN SUBDIVISION SKETCH PLAN LOCATED AT 1430 HOLLOW RD:**

Mr. George Stanbridge presented the two (2) lot subdivision sketch plan submission. Mr. Matthew Schelly distributed the MCPC informal review of the sketch plan.

The Planning Commission does not have any formal objections with the applicant proceeding in the Land Development & Subdivision application process.

Additionally, the Planning Commission discussed coordinating a site visit to the subject property, if deemed necessary, with the applicant.

Discussion and questions ensued.

4. **FAIRVIEW VILLAGE PLANNING:**

The Planning Commission discussed on focusing village planning commercially slating further in-depth discussion for the January 2012 meeting.

5. **MONTGOMERY COUNTY PLANNING COMMISSION CONTRACT:**

Mr. Matthew Schelly referenced the park & recreation portion of the MCPC contract stating that a fee may be created for new development. The current open space plan has all the information necessary and that the plan would have to be amended to add the park & recreation fee.

Mr. Gordon Todd will follow with Township staff and the Board of Supervisors regarding the proposed fee.

Discussion and questions ensued.

6. **PLANNING COMMISSION AGENDA FOR DECEMBER 8th, 2011 MEETING:**

- Cedars Village Planning
- Minutes
- 2012 Planning Commission Meeting Schedule
- Next Planning Commission Agenda

7. **APPROVAL OF MINUTES FOR MEETING HELD ON OCTOBER 27th, 2011:**

A motion by Mr. Robert Hayes, seconded by Mr. Doug Rotondo, for approval of the minutes for the meeting held on October 27th, 2011, was passed unanimously.

8. **PUBLIC COMMENT**

Mr. Harry Deal commented that he is concerned with Cedars Village Planning and how stormwater drainage will be effected regarding surrounding property owners.

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 8:28 P.M.

WORCESTER TOWNSHIP
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FAIRVIEW VILLAGE, WORCESTER, PA
THURSDAY, DECEMBER 8th, 2011 7:30 P.M.

CALL TO ORDER

The regularly scheduled meeting of the Planning Commission was called to order by Mr. Gordon Todd at 7:33 P.M.

ATTENDANCE

PRESENT:

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

ABSENT:

Paul Ziegler	Secretary
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GUESTS:

Mr. George Stanbridge, P.E.: Representative for Flanagan Subdivision Sketch Plan
Ms. Elaine Flanagan: Hollow Road Resident
Mr. Richard DeLello: Stony Creek Road Resident
Mr. Patrick Bello: Clydesdale Circle Resident
Mr. Vincent Pupillo: Skippack Pike Resident
Mr. Ciero Tornambe: Skippack Pike Resident
Mr. Gerard Werner: Hollis Road Resident
Ms. Kathleen Werner: Hollis Road Resident

1. **FLANAGAN SUBDIVISION LOCATED 1430 HOLLOW RD – ZONED “AGR”:**

Mr. George Stanbridge presented the two (2) lot subdivision preliminary/ final plan submission. The plan proposes the subdivision of the existing 27.44 acre parcel into two (2) lots. The subject parcel is located along the south side of Hollow Road in the AGR Zoning District. The plan states that Lot #1 is being retained and is to remain undisturbed at this time. Lot #2 is proposed to contain the existing dwelling and outbuildings, and take access from Hollow Road. There are a total of 7 waivers being requested from the Subdivision and Land Development Ordinance.

The Planning Commission discussed the contents of the presentation. Discussion and questions ensued.

RECOMMENDATION:

A motion by Ms. Quigley to recommend preliminary/ final approval to the Board of Supervisors, seconded by Mr. Doug Rotondo, contingent upon consistency with the Township Engineer’s review letter, was passed unanimously.

2. **CEDARS VILLAGE PLANNING:**

MCPC gave power point presentation on Cedars Village Planning proposed ordinance. Further explained the three classes proposed.

Mr. Ciero Tornambe voiced concern over the restriction of 1 dwelling unit per property and suggested revising this to 1 du per building. For example a large outbuilding may have commercial use on ground floor with an apartment above.

Mr. Vincent Pupillo was concerned about landscape buffer requirements being too wide for the smaller lots and should be re-addressed.

Mr. Ciero Tornambe and Vince inquired about the development process within the context of the village overlay and were in favor of making the process simpler for small impact projects. They suggested that the process be streamlined for minor land development with the setting of some minimum thresholds.

Mr. Ciero Tornambe had concerns about the demolition aspect of the ordinance.

Mr. Vincent Pupillo inquired about sewer capacity for the future potential build out of the village, assuming TDRs were utilized.

The Planning Commission requested that Township Staff please send letters to community as originally discussed.

Questions and discussion ensued.

3. **2012 PLANNING COMMISSION MEETING SCHEDULE:**

The Planning Commission discussed and confirmed their meeting schedule for Year 2012. The meeting schedule will be formally advertised in the Times Herald and published on the Township website.

4. **PLANNING COMMISSION AGENDA FOR JANUARY 12th, 2011 MEETING:**

- Cedars Village Planning
- Minutes
- Next Planning Commission Agenda

5. **APPROVAL OF MINUTES FOR MEETING HELD ON NOVEMBER 10th, 2011:**

A motion by Mr. Robert Hayes seconded by Mr. Doug Rotondo for approval of the minutes for the meeting held on November 10th, 2011, was passed unanimously.

6. **PUBLIC COMMENT**

None

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 9:31 P.M.