

AGENDA
WORCESTER TOWNSHIP PLANNING COMMISSION
WORK SESSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA 19490
THURSDAY, JANUARY 12th, 2012 **7:30 P.M.**

CALL TO ORDER

ATTENDANCE

1. **APPOINTMENT OF PLANNING COMMISSION POSITIONS:**
 - CHAIRMAN OF THE PLANNING COMMISSION
 - VICE CHAIRMAN OF THE PLANNING COMMISSION
 - SECRETARY
 - MEMBER(S)

2. **CEDARS VILLAGE PLANNING:**
 - DISCUSSION

3. **PLANNING COMMISSION AGENDA FOR JANUARY 26th, 2012 MEETING:**
 - DISCUSSION

4. **APPROVAL OF MEETING MINUTES:**
 - DECEMBER 8th, 2011

5. **PUBLIC COMMENT**

6. **ADJOURNMENT**

AGENDA
WORCESTER TOWNSHIP PLANNING COMMISSION
MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA 19490
THURSDAY, JANUARY 26th, 2012 **7:30 P.M.**

CALL TO ORDER

ATTENDANCE

1. **CEDARS VILLAGE PLANNING:**
 - PRESENTATION
 - RESIDENT WORKSHOP

2. **TRANSFERABLE DEVELOPMENT RIGHTS:**
 - FINAL RECOMMENDATION OF PROPOSED ORDINANCE

3. **JOINT PLANNING COMMISSION AGENDA FOR FEBRUARY 6th, 2012 MEETING WITH THE BOARD OF SUPERVISORS:**
 - DISCUSSION

4. **PLANNING COMMISSION AGENDA FOR FEBRUARY 9th, 2012 MEETING:**
 - DISCUSSION

5. **APPROVAL OF MEETING MINUTES:**
 - DECEMBER 8th, 2011
 - JANUARY 12th, 2012

6. **PUBLIC COMMENT**

7. **ADJOURNMENT**

AGENDA
WORCESTER TOWNSHIP BOARD OF SUPERVISORS & PLANNING COMMISSION
JOINT MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA 19490
MONDAY, FEBRUARY 6th, 2012 **8:00 A.M.**

CALL TO ORDER

ATTENDANCE

1. **APPROVAL OF JOINT MEETING MINUTES:**
 - NOVEMBER 7th, 2011

2. **CEDARS VILLAGE OVERLAY ORDINANCE AMENDMENT:**
 - RECOMMENDATION

3. **ORDINANCE AMENDMENTS FOR YEAR 2012:**
 - PRIORITIZE

4. **PLANNING COMMISSION AGENDA FOR FEBRUARY 9th, 2012 MEETING:**
 - DISCUSSION

5. **PUBLIC COMMENT**

6. **ADJOURNMENT**

AGENDA
WORCESTER TOWNSHIP PLANNING COMMISSION
WORK SESSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA 19490
THURSDAY, FEBRUARY 9th, 2012 **7:30 P.M.**

CALL TO ORDER

ATTENDANCE

1. **STORMWATER MANAGEMENT & INFILTRATION ORDINANCE:**
 - DISCUSSION

2. **CONDITIONAL USE APPLICATION TIME LIMIT ORDINANCE:**
 - DISCUSSION

3. **LOT LINE CHANGE/ MINOR SUBDIVISION ORDINANCE:**
 - DISCUSSION

4. **ACCESSORY STRUCTURE ORDINANCE AMENDMENT**
 - DISCUSSION

5. **PLANNING COMMISSION AGENDA FOR FEBRUARY 23rd, 2012 MEETING:**
 - DISCUSSION

6. **APPROVAL OF MEETING MINUTES:**
 - JANUARY 26th, 2012

7. **PUBLIC COMMENT**

8. **ADJOURNMENT**

AGENDA
WORCESTER TOWNSHIP PLANNING COMMISSION
MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA 19490
THURSDAY, FEBRUARY 23rd, 2012 **7:30 P.M.**

CALL TO ORDER

ATTENDANCE

1. **3110 HEEBNER ROAD:**
 - PRELIMINARY/ FINAL APPROVAL RECOMMENDATION CONSIDERATION

2. **STORMWATER MANAGEMENT & INFILTRATION ORDINANCE:**
 - DISCUSSION

3. **CONDITIONAL USE APPLICATION TIME LIMIT ORDINANCE:**
 - DISCUSSION

4. **MINOR SUBDIVISION ORDINANCE & LOT LINE CHANGE:**
 - DISCUSSION

5. **ACCESSORY STRUCTURE ORDINANCE AMENDMENT**
 - DISCUSSION

6. **PLANNING COMMISSION AGENDA FOR MARCH 8th, 2012 MEETING:**
 - DISCUSSION

7. **APPROVAL OF MEETING MINUTES:**
 - JANUARY 26th, 2012
 - FEBRUARY 9th, 2012

8. **PUBLIC COMMENT**

9. **ADJOURNMENT**

AGENDA
WORCESTER TOWNSHIP PLANNING COMMISSION
WORK SESSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA 19490
THURSDAY, MARCH 8th, 2012 **7:30 P.M.**

CALL TO ORDER

ATTENDANCE

1. **MINOR SUBDIVISION ORDINANCE AMENDMENT**
 - LOT LINE CHANGE
 - DISCUSSION

2. **ACCESSORY STRUCTURE ORDINANCE AMENDMENT**
 - DISCUSSION

3. **PLANNING COMMISSION AGENDA FOR MARCH 22nd, 2012 MEETING:**
 - DISCUSSION

4. **APPROVAL OF MEETING MINUTES:**
 - FEBRUARY 23rd, 2012

5. **PUBLIC COMMENT**

6. **ADJOURNMENT**

AGENDA
WORCESTER TOWNSHIP PLANNING COMMISSION
MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA 19490
THURSDAY, MARCH 22nd, 2012 **7:30 P.M.**

CALL TO ORDER

ATTENDANCE

1. **MINOR SUBDIVISION ORDINANCE AMENDMENT**
 - DISCUSSION

2. **ACCESSORY STRUCTURE ORDINANCE AMENDMENT**
 - DISCUSSION & POSSIBLE RECOMMEDATION

3. **TECHNICAL CORRENTIONS ORDINANCE AMENDMENT**
 - DISCUSSION

4. **PLANNING COMMISSION AGENDA FOR APRIL 12th, 2012 MEETING:**
 - DISCUSSION

5. **APPROVAL OF MEETING MINUTES:**
 - MARCH 8th, 2012

6. **PUBLIC COMMENT**

7. **ADJOURNMENT**

AGENDA
WORCESTER TOWNSHIP PLANNING COMMISSION
WORK SESSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA 19490
THURSDAY, APRIL 12th, 2012 **7:30 P.M.**

CALL TO ORDER

ATTENDANCE

1. **MINOR SUBDIVISION ORDINANCE AMENDMENT**
 - DISCUSSION

2. **SKETCH PLAN APPLICATION PROCESS**
 - DISCUSSION

3. **ACCESSORY STRUCTURE ORDINANCE AMENDMENT**
 - DISCUSSION & POSSIBLE RECOMMEDATION

4. **GROWING GREENER TECHNICAL CORRECTIONS ORDINANCE AMENDMENT**
 - DISCUSSION

5. **PLANNING COMMISSION AGENDA FOR APRIL 26th, 2012 MEETING:**
 - DISCUSSION

6. **APPROVAL OF MEETING MINUTES:**
 - MARCH 22nd, 2012

7. **PUBLIC COMMENT**

8. **ADJOURNMENT**

AGENDA
WORCESTER TOWNSHIP PLANNING COMMISSION
MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA 19490
THURSDAY, APRIL 26th , 2012 **7:30 P.M.**

CALL TO ORDER

ATTENDANCE

1. **OUR FARM SKETCH PLAN SUBMISSION LOCATED AT 1600 POTSHOP ROAD – 42 PROPOSED LOTS**
 - DISCUSSION
2. **GROWING GREENER TECHNICAL CORRECTIONS ORDINANCE AMENDMENT**
 - DISCUSSION
3. **PLANNING COMMISSION AGENDA FOR MAY 10th, 2012 MEETING:**
 - DISCUSSION
4. **APPROVAL OF MEETING MINUTES:**
 - APRIL 12th, 2012
5. **PUBLIC COMMENT**
6. **ADJOURNMENT**

AGENDA
WORCESTER TOWNSHIP PLANNING COMMISSION
WORK SESSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA 19490
THURSDAY, MAY 10th, 2012 7:30 P.M.

CALL TO ORDER

ATTENDANCE

1. **OUR FARM SKETCH PLAN SUBMISSION LOCATED AT 1600 POTSHOP ROAD – 42 LOT SUBDIVISION PROPOSED:**
 - DISCUSSION

2. **PLANNING COMMISSION AGENDA FOR JUNE 14th, 2012 MEETING:**
 - DISCUSSION

3. **APPROVAL OF MEETING MINUTES:**
 - APRIL 26th, 2012

4. **PUBLIC COMMENT**

5. **ADJOURNMENT**

****REMINDER: MAY 24, 2012 MEETING – CANCELLED****

AGENDA
WORCESTER TOWNSHIP PLANNING COMMISSION
WORK SESSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA 19490
THURSDAY, JUNE 14th, 2012 7:30 P.M.

CALL TO ORDER

ATTENDANCE

1. **HISTORIC ORDINANCE AMENDMENT:**
 - DISCUSSION

2. **PLANNING COMMISSION AGENDA FOR JUNE 28th, 2012 MEETING:**
 - DISCUSSION

3. **APPROVAL OF MEETING MINUTES:**
 - MAY 10th, 2012

4. **PUBLIC COMMENT**

5. **ADJOURNMENT**

AGENDA
WORCESTER TOWNSHIP PLANNING COMMISSION
WORK SESSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA 19490
THURSDAY, JUNE 28th, 2012 7:30 P.M.

CALL TO ORDER

ATTENDANCE

1. **CEDARS VILLAGE OVERLAY DISTRICT ORDINANCE AMENDMENT:**
 - DISCUSSION

2. **HISTORIC ORDINANCE AMENDMENT:**
 - DISCUSSION

3. **ACCESSORY STRUCTURE ORDINANCE AMENDMENT:**
 - FINAL DISCUSSION & POSSIBLE RECOMMENDATION

4. **PLANNING COMMISSION AGENDA FOR JULY 12th, 2012 MEETING:**
 - DISCUSSION

5. **JOINT MEETING AGENDA WITH THE BOARD OF SUPERVISORS FOR AUGUST 6th, 2012 MEETING:**
 - DISCUSSION

6. **APPROVAL OF MEETING MINUTES:**
 - MAY 10th, 2012
 - JUNE 14th, 2012

7. **PUBLIC COMMENT**

8. **ADJOURNMENT**

AGENDA
WORCESTER TOWNSHIP PLANNING COMMISSION
WORK SESSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA 19490
THURSDAY, JULY 12th, 2012 7:30 P.M.

CALL TO ORDER

ATTENDANCE

1. **CEDARS VILLAGE OVERLAY DISTRICT ORDINANCE AMENDMENT:**
 - DISCUSSION

2. **HISTORIC ORDINANCE AMENDMENT:**
 - DISCUSSION

3. **PLANNING COMMISSION AGENDA FOR JULY 26th, 2012 MEETING:**
 - DISCUSSION

4. **JOINT MEETING AGENDA WITH THE BOARD OF SUPERVISORS FOR AUGUST 6th, 2012 MEETING:**
 - DISCUSSION

5. **APPROVAL OF MEETING MINUTES:**
 - MAY 10th, 2012
 - JUNE 14th, 2012
 - JUNE 28th, 2012

6. **PUBLIC COMMENT**

7. **ADJOURNMENT**

AGENDA
WORCESTER TOWNSHIP PLANNING COMMISSION
MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA 19490
THURSDAY, JULY 26th, 2012 7:30 P.M.

CALL TO ORDER

ATTENDANCE

1. **OUR FARM SUBDIVISION – 42 LOT PROPOSED SKETCH PLAN SUBMISSION LOCATED @ 1600 POTSHOP RD:**
 - DISCUSSION

2. **CEDARS VILLAGE OVERLAY DISTRICT ORDINANCE AMENDMENT:**
 - DISCUSSION

3. **PLANNING COMMISSION AGENDA FOR AUGUST 9th, 2012 MEETING:**
 - DISCUSSION

4. **APPROVAL OF MEETING MINUTES:**
 - JUNE 14th, 2012
 - JUNE 28th, 2012
 - JULY 12th, 2012

5. **PUBLIC COMMENT**

6. **ADJOURNMENT**

AGENDA
WORCESTER TOWNSHIP PLANNING COMMISSION
MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA 19490
THURSDAY, AUGUST 2nd, 2012 **7:30 P.M.**

CALL TO ORDER

ATTENDANCE

1. **CEDARS VILLAGE OVERLAY DISTRICT ORDINANCE AMENDMENT:**
 - DISCUSSION

2. **PLANNING COMMISSION AGENDA FOR AUGUST 9th, 2012 MEETING:**
 - DISCUSSION

3. **APPROVAL OF MEETING MINUTES:**
 - JUNE 14th, 2012
 - JUNE 28th, 2012
 - JULY 12th, 2012
 - JULY 26th, 2012

4. **PUBLIC COMMENT**

5. **ADJOURNMENT**

AGENDA
WORCESTER TOWNSHIP BOARD OF SUPERVISORS & PLANNING COMMISSION
JOINT MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA 19490
MONDAY, AUGUST 6th, 2012 8:00 A.M.

CALL TO ORDER

ATTENDANCE

1. **APPROVAL OF JOINT MEETING MINUTES:**
 - FEBRUARY 6th, 2012

2. **CEDARS VILLAGE OVERLAY ORDINANCE AMENDMENT:**
 - RECOMMENDATION

3. **STATUS OF HISTORIC ORDINANCE REVISIONS:**
 - DISCUSSION

4. **PUBLIC COMMENT**

5. **ADJOURNMENT**

AGENDA
WORCESTER TOWNSHIP PLANNING COMMISSION
WORK SESSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA 19490
THURSDAY, AUGUST 9th, 2012 **7:30 P.M.**

CALL TO ORDER

ATTENDANCE

1. **CEDARS VILLAGE OVERLAY DISTRICT ORDINANCE AMENDMENT:**
 - FINAL DISCUSSION & RECOMMENDATION

2. **MINOR SUBDIVISION ORDINANCE AMENDMENT:**
 - DISCUSSION

3. **HISTORIC ORDINANCE AMENDMENT:**
 - DISCUSSION

4. **PLANNING COMMISSION AGENDA FOR AUGUST 23rd, 2012 MEETING:**
 - DISCUSSION

5. **APPROVAL OF MEETING MINUTES:**
 - AUGUST 2nd, 2012

6. **PUBLIC COMMENT**

7. **ADJOURNMENT**

AGENDA
WORCESTER TOWNSHIP PLANNING COMMISSION
MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA 19490
THURSDAY, AUGUST 23rd, 2012 **7:30 P.M.**

CALL TO ORDER

ATTENDANCE

1. **MINOR SUBDIVISION ORDINANCE AMENDMENT:**
 - DISCUSSION

2. **HISTORIC ORDINANCE AMENDMENT:**
 - DISCUSSION

3. **PLANNING COMMISSION AGENDA FOR SEPTEMBER 13th, 2012 MEETING:**
 - DISCUSSION

4. **APPROVAL OF MEETING MINUTES:**
 - AUGUST 9th, 2012

5. **PUBLIC COMMENT**

6. **ADJOURNMENT**

AGENDA
WORCESTER TOWNSHIP PLANNING COMMISSION
WORK SESSION MEETING
WORCESTER TOWNSHIP BUILDING
1721 VALLEY FORGE ROAD, WORCESTER, PA 19490
THURSDAY, SEPTEMBER 13th, 2012 7:30 P.M.

CALL TO ORDER

ATTENDANCE

1. **IANELLA SUBDIVISION LOACTED AT 1335 DELL RD – 2 PROPOSED LOTS/ 1 EXISTING TOTALING 2 LOTS - ZHB APPROVAL GRANTED FOR LOT WIDTH:**
 - DISCUSSION
 - PRELIMINARY/ FINAL APPROVAL CONSIDERATION FOR RECOMMEDATION TO BOARD OF SUPERVISORS

2. **MINOR SUBDIVISION ORDINANCE AMENDMENT:**
 - DISCUSSION

3. **HISTORIC ORDINANCE AMENDMENT:**
 - DISCUSSION

4. **PLANNING COMMISSION AGENDA FOR SEPTEMBER 27th, 2012 MEETING:**
 - DISCUSSION

5. **APPROVAL OF MEETING MINUTES:**
 - AUGUST 9th, 2012
 - AUGUST 23rd, 2012

6. **PUBLIC COMMENT**

7. **ADJOURNMENT**

AGENDA
WORCESTER TOWNSHIP PLANNING COMMISSION
MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA 19490
THURSDAY, SEPTEMBER 27th, 2012 **7:30 P.M.**

CALL TO ORDER

ATTENDANCE

1. **IANELLA SUBDIVISION LOACTED AT 1335 DELL RD - ZHB APPROVAL GRANTED FOR LOT WIDTH:**
 - PRELIMINARY/ FINAL APPROVAL CONSIDERATION FOR RECOMMEDATION TO BOARD OF SUPERVISORS
 - THE SUBDIVISION PLAN PROPOSES THE CREATION OF TWO (2) SINGLE FAMILY LOTS FROM ONE PARCEL, WITH FRONTAGE ON THE NORTH SIDE OF DELL ROAD, TOTALING APPROXIMATELY 9.45 ACRES OF LAND, LOCATED IN THE AGR ZONING DISTRICT.

2. **MINOR SUBDIVISION ORDINANCE AMENDMENT:**
 - DISCUSSION

3. **HISTORIC ORDINANCE AMENDMENT:**
 - DISCUSSION

4. **PLANNING COMMISSION AGENDA FOR OCTOBER 11th, 2012 MEETING:**
 - DISCUSSION

5. **APPROVAL OF MEETING MINUTES:**
 - AUGUST 9th, 2012
 - AUGUST 23rd, 2012
 - SEPTEMBER 13th, 2012

6. **PUBLIC COMMENT**

7. **ADJOURNMENT**

AGENDA
WORCESTER TOWNSHIP PLANNING COMMISSION
MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA 19490
THURSDAY, OCTOBER 25th, 2012 **7:30 P.M.**

CALL TO ORDER

ATTENDANCE

1. **CEDARS VILLAGE OVERLAY ORDINANCE – MCPC FORMAL REVIEW:**
 - DISCUSSION

2. **MINOR SUBDIVISION ORDINANCE AMENDMENT:**
 - DISCUSSION

3. **HISTORIC ORDINANCE AMENDMENT:**
 - DISCUSSION

4. **PLANNING COMMISSION AGENDA FOR JOINT MEETING WITH BOARD OF SUPREVISORS FOR NOVEMBER 5th, 2012 MEETING:**
 - DISCUSSION
 - PRIORITIZE ORDINANCE AMENDMENTS

5. **PLANNING COMMISSION AGENDA FOR NOVEMBER 8th, 2012 MEETING:**
 - DISCUSSION

6. **APPROVAL OF MEETING MINUTES:**
 - SEPTEMBER 13th, 2012
 - SEPTEMBER 27th, 2012

7. **PUBLIC COMMENT**

8. **ADJOURNMENT**

AGENDA
WORCESTER TOWNSHIP BOARD OF SUPERVISORS & PLANNING COMMISSION
JOINT MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA 19490
MONDAY, NOVEMBER 5th, 2012 **8:00 A.M.**

CALL TO ORDER

ATTENDANCE

1. **APPROVAL OF JOINT MEETING MINUTES:**
 - AUGUST 6th, 2012

2. **STATUS OF HISTORIC STRUCTURE ORDINANCE AMENDMENT:**
 - DISCUSSION

3. **STATUS OF SIGN ORDINANCE AMENDMENT:**
 - DISCUSSION

4. **CEDARS VILLAGE OVERLAY ORDINANCE – MONTGOMERY COUNTY PLANNING COMMISSION’S FORMAL REVIEW:**
 - WORCESTER TOWNSHIP PLANNING COMMISSION’S RECOMMENDATION

5. **PUBLIC COMMENT**

6. **ADJOURNMENT**

AGENDA
WORCESTER TOWNSHIP PLANNING COMMISSION
WORK SESSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA 19490
THURSDAY, NOVEMBER 8th, 2012 **7:30 P.M.**

CALL TO ORDER

ATTENDANCE

1. ZHB APPLICATION #12-06 (HONG) LOCATED AT 2272 VALLEY FORGE RD IN THE AGR ZONING DISTRICT:

- THE FOLLOWING RELIEF HAS BEEN REQUESTED TO PERMIT THE CONVERSION OF THE EXISTING OFFICE BUILDING INTO AN IN-LAW SUITE:
 - SPECIAL EXCEPTION AND/OR VARIANCE PURSUANT TO SECTION 150-163 TO CHANGE THE NON-CONFORMING USE TO A RESIDENCE OR IN-LAW SUITE
 - VARIANCE FROM SECTION 150-11, USE REGULATIONS, TO PERMIT TWO SINGLE FAMILY DETACHED DWELLINGS ON THE PROPERTY
 - VARIANCE FROM SECTION 150-12 TO PERMIT AN EXISTING LOT AREA OF 61,021 SQ. FT. AND LOT WIDTH WHICH IS LESS THAN THE ORDINANCE REQUIRES
 - VARIANCE FROM SECTION 150-13 TO PERMIT AN EXISTING FRONT YARD SETBACK WHICH IS LESS THAN THE ORDINANCE REQUIRES
 - VARIANCE FROM SECTION 150-9, FAMILY, TO PERMIT 2 NON-PROFIT HOUSEKEEPING UNITS NOT CONTAINING A MEMBER WHO HAS ATTAINED THE AGE OF 60 YEARS
 - VARIANCE FROM SECTION 150-77(B)(2) TO PERMIT THE EXISTING TWO SHEDS TO REMAIN WHERE LOCATED RATHER THAN WITHIN 10' FROM THE REAR OF SIDE PROPERTY LINE

2. SIGN ORDINANCE AMENDMENT:

- DISCUSSION REGARDING SHOPPING CENTER ZONING DISTRICT

3. MINOR SUBDIVISION ORDINANCE AMENDMENT:

- DISCUSSION

4. ACCESSORY STRUCTURE ORDINANCE AMENDMENT:

- DISCUSSION

5. PLANNING COMMISSION AGENDA FOR NOVEMBER 29th, 2012 MEETING:

- DISCUSSION

6. APPROVAL OF MEETING MINUTES:

- SEPTEMBER 13th, 2012
- SEPTEMBER 27th, 2012
- OCTOBER 25th, 2012

7. PUBLIC COMMENT

8. ADJOURNMENT

AGENDA
WORCESTER TOWNSHIP PLANNING COMMISSION
MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA 19490
THURSDAY, NOVEMBER 29th, 2012 **7:30 P.M.**

CALL TO ORDER

ATTENDANCE

1. **MANDRACCHIA SUBDIVISION LOCATED AT 3425 STUMP HALL RD IN THE R-175 ZONING DISTRICT:**
 - THE PLAN PROPOSES THE CREATION OF THREE (3) SINGLE-FAMILY LOTS FROM ONE PARCEL, WITH FRONTAGE ON THE EAST SIDE OF STUMP HALL ROAD, TOTALING APPROX. 10.73 ACRES OF LAND. TWO (2) OF THE LOTS ARE PROPOSED AS FLAG LOTS. PRELIMINARY APPROVAL RECOMMENDATION WAS MADE BY THE WORCESTER TOWNSHIP PLANNING COMMISSION ON FEBRUARY 20th, 2011 TO THE BOARD OF SUPERVISORS.
 - FINAL APPROVAL RECOMMENDATION CONSIDERATION TO THE BOARD OF SUPERVISORS – **REPRESENTED BY WOORDROW & ASSOCIATES: MR. ROBERT JORDAN**

2. **SIGN ORDINANCE AMENDMENT:**
 - DISCUSSION REGARDING SHOPPING CENTER & COMMERCIAL ZONING DISTRICT(S)

3. **APPROVAL OF MEETING MINUTES:**
 - NOVEMBER 8th, 2012

4. **PUBLIC COMMENT**

5. **ADJOURNMENT**

AGENDA
WORCESTER TOWNSHIP PLANNING COMMISSION
MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA 19490
THURSDAY, DECEMBER 13th, 2012 7:30 P.M.

CALL TO ORDER

ATTENDANCE

1. **SIGN ORDINANCE AMENDMENT:**
 - DISCUSSION REGARDING SHOPPING CENTER & COMMERCIAL ZONING DISTRICT(S)
 - PRESENTATION TO BE GIVEN BY THE GAMBONE GROUP

2. **APPROVAL OF MEETING MINUTES:**
 - NOVEMBER 29th, 2012

3. **2013 PLANNING COMMISSION MEETING SCHEDULE:**
 - DISCUSSION

4. **PLANNING COMMISSION AGENDA FOR JANUARY 10th, 2013 MEETING:**
 - DISCUSSION

5. **PUBLIC COMMENT**

6. **ADJOURNMENT**