

AGENDA
WORCESTER TOWNSHIP PLANNING COMMISSION
WORK SESSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA 19490
THURSDAY, JANUARY 10th, 2013 **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. **LIGHTING ORDINANCE AMENDMENT:**
 - REVIEW OF PROPOSED ADVERTISED ORDINANCE
 - POSSIBLE RECOMMENDATION OF ADOPTION TO BOARD OF SUPERVISORS

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

4. **PLANNING COMMISSION AGENDA FOR JANUARY 24th, 2013 MEETING:**
 - DISCUSSION

5. **APPROVAL OF MEETING MINUTES:**
 - DECEMBER 13th, 2012

6. **PUBLIC COMMENT**

7. **ADJOURNMENT**

AGENDA
WORCESTER TOWNSHIP PLANNING COMMISSION
MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA 19490
THURSDAY, JANUARY 24th, 2013 **7:30 P.M.**

CALL TO ORDER

ATTENDANCE

1. **2845 POTSHOP RD – ROMAN BROTHERS SUBDIVISION:**
 - PRELIMINARY/ FINAL APPROVAL RECOMMENDATION TO THE BOARD OF SUPERVISORS FOR CONSIDERATION
 - THE PLAN PROPOSES THE SUBDIVISION OF AN 11 ACRE PARCEL INTO 3 LOTS. THE SUBJECT PARCEL HAS FRONTAGE ALONG THE EAST SIDE OF POTSHOP ROAD IN THE AGR ZONING DISTRICT. LOT 1 CONTAINS A SINGLE FAMILY DWELLING, WHICH TAKES ACCESS FROM POTSHOP ROAD. LOTS 2 & 3 WOULD ALSO ACCESS FROM POTSHOP ROAD FROM A SHARED DRIVEWAY. THE LOTS ARE PROPOSED TO BE SERVED BY ON-LOT SEWAGE FACILITIES AND PUBLIC WATER.

2. **SIGN ORDINANCE AMENDMENT:**
 - DISCUSSION REGARDING SHOPPING CENTER & COMMERCIAL ZONING DISTRICT(S)
 - RECOMMENDATION TO THE BOARD OF SUPERVISORS FOR CONSIDERATION

3. **JOINT MEETING AGENDA HELD WITH THE BOARD OF SUPERVISORS SCHEDULED FOR FEBRUARY 4TH, 2013:**
 - DISCUSSION

4. **PLANNING COMMISSION AGENDA SCHEDULED FOR FEBRUARY 14th, 2013 MEETING:**
 - DISCUSSION

5. **APPROVAL OF MEETING MINUTES:**
 - JANUARY 10th, 2013

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 4th, 2013 **8:00 A.M.**

CALL TO ORDER

ATTENDANCE

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

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

3. **ORDINANCE AMENDMENTS:**
 - PRIORITIZE

4. **APPROVAL OF JOINT MEETING MINUTES:**
 - NOVEMBER 5th, 2012

5. **PUBLIC COMMENT**

6. **ADJOURNMENT**

AGENDA
WORCESTER TOWNSHIP PLANNING COMMISSION
WORK SESSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA 19490
THURSDAY, FEBRUARY 14th, 2013 **7:30 P.M.**

CALL TO ORDER

ATTENDANCE

1. **APPROVAL OF MEETING MINUTES:**
 - JANUARY 24th, 2013

2. **SIGN ORDINANCE AMENDMENT:**
 - DISCUSSION REGARDING SHOPPING CENTER & COMMERCIAL ZONING DISTRICT(S)
 - RECOMMENDATION TO THE BOARD OF SUPERVISORS FOR CONSIDERATION

3. **PLANNING COMMISSION AGENDA SCHEDULED FOR FEBRUARY 28th, 2013 MEETING:**
 - DISCUSSION

4. **PUBLIC COMMENT**

5. **ADJOURNMENT**

AGENDA
WORCESTER TOWNSHIP PLANNING COMMISSION
MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA 19490
THURSDAY, FEBRUARY 28th, 2013 **7:30 P.M.**

CALL TO ORDER

ATTENDANCE

1. **APPROVAL OF MEETING MINUTES:**
 - FEBRUARY 14th, 2013

2. **SIGN ORDINANCE AMENDMENT:**
 - DISCUSSION REGARDING SHOPPING CENTER & COMMERCIAL ZONING DISTRICT(S)
 - RECOMMENDATION TO THE BOARD OF SUPERVISORS FOR CONSIDERATION

3. **LIGHT ORDINANCE AMENDMENT:**
 - NOTIFICATION OF ADVERTISEMENT
 - REVIEW

4. **DCNR GRANT APPLICATION FOR THE CONTINUED DEVELOPMENT OF THE ZACHARIAS TRAIL:**
 - NOTIFICATION OF INTENT
 - REVIEW

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

6. **PLANNING COMMISSION AGENDA SCHEDULED FOR MARCH 14th, 2013 MEETING:**
 - DISCUSSION

7. **PUBLIC COMMENT**

8. **ADJOURNMENT**

AGENDA
WORCESTER TOWNSHIP PLANNING COMMISSION
WORK SESSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA 19490
THURSDAY, MARCH 14th, 2013 **7:30 P.M.**

CALL TO ORDER

ATTENDANCE

1. **APPROVAL OF MEETING MINUTES:**
 - FEBRUARY 28th, 2013

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

3. **PLANNING COMMISSION AGENDA SCHEDULED FOR MARCH 28th, 2013 MEETING:**
 - DISCUSSION

4. **PUBLIC COMMENT**

5. **ADJOURNMENT**

AGENDA
WORCESTER TOWNSHIP PLANNING COMMISSION
MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA 19490
THURSDAY, MARCH 28th, 2013 7:30 P.M.

CALL TO ORDER

ATTENDANCE

1. **APPROVAL OF MEETING MINUTES:**
 - MARCH 14th, 2013

2. **OUR FARM SKETCH PLAN:**
 - THE PROPERTY IS COMPOSED OF THREE SEPARATE TAX PARCELS AND HAS A GROSS SITE AREA OF 111.93 ACRES. THE PROPERTY IS BOUNDED BY WHITEHALL RD, POTSHOP RD, AND BERKS RD. THE PLAN IS SUBMITTED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 150-110.3 OF THE TOWNSHIP ZONING CODE, WHICH DELINEATES THE REQUIREMENTS FOR A YIELD PLAN IN CONJUNCTION WITH DETERMINING THE DENSITY OF THE SUBJECT TRACT. THIS DENSITY WILL DEFINE THE MAXIMUM NUMBER OF DWELLING UNITS WHICH CAN BE UTILIZED IN CONJUNCTION WITH OPTION 1 OF THE CONSERVATION SUBDIVISION DEVELOPMENT ALTERNATIVE.
 - DISCUSSION

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

4. **PLANNING COMMISSION AGENDA SCHEDULED FOR APRIL 11th, 2013 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, APRIL 11th, 2013 **7:30 P.M.**

CALL TO ORDER

ATTENDANCE

1. **APPROVAL OF MEETING MINUTES:**
 - MARCH 14th, 2013
 - MARCH 28th, 2013

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

3. **PLANNING COMMISSION AGENDA SCHEDULED FOR APRIL 25th, 2013 MEETING:**
 - DISCUSSION

4. **PUBLIC COMMENT**

5. **ADJOURNMENT**

AGENDA
WORCESTER TOWNSHIP PLANNING COMMISSION
MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA 19490
THURSDAY, APRIL 25th, 2013 **7:30 P.M.**

CALL TO ORDER

ATTENDANCE

1. **APPROVAL OF MEETING MINUTES:**

- APRIL 11th, 2013

2. **ROMAN BROTHERS SUBDIVISION LOCATED AT 2845 POTSHOP RD:**

- THE PLAN PROPOSES THE SUBDIVISION OF AN EXISTING 11 ACRE PARCEL INTO THREE LOTS. THE SUBJECT PARCEL HAS FRONTAGE ALONG THE EAST SIDE OF POTSHOP ROAD IN THE AGR ZONING DISTRICT. LOT 1 CONTAINS A SINGLE-FAMILY DWELLING, WHICH TAKES ACCESS FROM POTSHOP ROAD. LOTS 2 AND 3 WILL ALSO TAKE ACCESS FROM POTSHOP ROAD FROM A SHARED DRIVEWAY. THE LOTS ARE PROPOSED TO BE SERVED BY ON-LOT SEWAGE FACILITIES AND PUBLIC WATER.
 - FINAL APPROVAL RECOMMENDATION TO THE BOARD OF SUPERVISORS FOR CONSIDERATION

3. **EVANS SUBDIVISION LOCATED AT 3110 HEEBNER RD:**

- THE PLAN PROPOSES THE SUBDIVISION OF THE EXISTING 119.47 ACRE PARCEL INTO TWO LOTS. THE SUBJECT PARCEL HAS FRONTAGE ALONG THE SOUTH SIDE OF HOLLOW RD, THE WEST SIDE OF HEEBNER RD, AND THE WEST SIDE OF VALLEY FORGE RD IN THE AGR ZONING DISTRICT. LOT 2 PROPOSES A SINGLE FAMILY DWELLING, WHICH WILL TAKE ACCESS FROM VALLEY FORGE RD. LOT 2 PROPOSES TO CONTAIN THE EXISTING DWELLING AND OUTBUILDINGS AND TAKES ACCESS FROM HEEBNER RD. IT DOES NOT APPEAR THAT THERE WILL BE ANY IMPROVEMENTS OR CHANGES TO LOT 1 AT THIS TIME. WE NOTE THAT HIS PARCEL WAS SUBJECT TO A MINOR SUBDIVISION IN 2012 TO CREATE A BUILDING LOT FRONTING ON HOLLOW RD.
 - PRELIMINARY APPROVAL RECOMMENDATION TO THE BOARD OF SUPERVISORS FOR CONSIDERATION

4. **HISTORIC ORDINANCE AMENDMENT:**

- DISCUSSION

5. **PLANNING COMMISSION AGENDA SCHEDULED FOR MAY 6th, 2013 JOINT MEETING WITH BOARD OF SUPERVISORS:**

- DISCUSSION

6. **PLANNING COMMISSION AGENDA SCHEDULED FOR MAY 9th, 2013 MEETING:**

- DISCUSSION

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, MAY 6th, 2013 8:00 A.M.

CALL TO ORDER

ATTENDANCE

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

2. **PRIORITY OF ORDINANCE AMENDMENTS:**
 - DISCUSSION

3. **APPROVAL OF JOINT MEETING MINUTES:**
 - FEBRUARY 4th, 2013

4. **PUBLIC COMMENT**

5. **ADJOURNMENT**

AGENDA
WORCESTER TOWNSHIP PLANNING COMMISSION
WORK SESSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA 19490
THURSDAY, MAY 9th, 2013 **7:30 P.M.**

CALL TO ORDER

ATTENDANCE

1. **HISTORIC ORDINANCE AMENDMENT**
 - DISCUSSION
 - POSSIBLE RECOMMENDATION

2. **PLANNING COMMISSION AGENDA SCHEDULED FOR MAY 23rd, 2013 MEETING**
 - DISCUSSION

3. **APPROVAL OF MEETING MINUTES**
 - APRIL 25th, 2013

4. **PUBLIC COMMENT**

5. **ADJOURNMENT**

AGENDA
WORCESTER TOWNSHIP PLANNING COMMISSION
MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA 19490
THURSDAY, MAY 23rd, 2013 7:30 P.M.

CALL TO ORDER

ATTENDANCE

1. EVANGELICAL LUTHERAN CHURCH

- THE PROPOSED LAND DEVELOPMENT CONSISTS OF A 5,427 SQUARE FOOT SANCTUARY ADDITION TO THE EXISTING CHURCH AND A PROPOSED 2,400 SQUARE FOOT PAVILION, WITH A 1,600 SQUARE FOOT STORAGE BUILDING ON A 25 ACRE LOT LOCATED AT 1190 VALLEY FORGE ROAD. THE PROJECT IS BEING CREATED IN ACCORDANCE WITH THE PROVISIONS OF THE AGR ZONING DISTRICT CRITERIA.
 - DISCUSSION
 - POSSIBLE RECOMMENDATION

2. HISTORIC ORDINANCE AMENDMENT

- DISCUSSION
- POSSIBLE RECOMMENDATION

3. PLANNING COMMISSION AGENDA SCHEDULED FOR JUNE 13th, 2013 MEETING

- DISCUSSION

4. APPROVAL OF MEETING MINUTES

- MAY 9th, 2013

5. PUBLIC COMMENT

6. ADJOURNMENT

AGENDA
WORCESTER TOWNSHIP PLANNING COMMISSION
WORK SESSION MEETING
WORCESTER TOWNSHIP BUILDING
FAIRVIEW VILLAGE, WORCESTER, PA 19490
THURSDAY, JUNE 13th, 2013 7:30 P.M.

CALL TO ORDER

ATTENDANCE

1. **EVANS SUBDIVISION LOCATED AT 3110 HEEBNER RD**
 - THE PLAN PROPOSES THE SUBDIVISION OF THE EXISTING 119.47 ACRE PARCEL INTO TWO LOTS. THE SUBJECT PARCEL HAS FRONTAGE ALONG THE SOUTH SIDE OF HOLLOW RD, THE WEST SIDE OF HEEBNER RD, AND THE WEST SIDE OF VALLEY FORGE RD IN THE AGR ZONING DISTRICT. LOT 2 PROPOSES A SINGLE FAMILY DWELLING, WHICH WILL TAKE ACCESS FROM VALLEY FORGE RD. LOT 2 PROPOSES TO CONTAIN THE EXISTING DWELLING AND OUTBUILDINGS AND TAKES ACCESS FROM HEEBNER RD. IT DOES NOT APPEAR THAT THERE WILL BE ANY IMPROVEMENTS OR CHANGES TO LOT 1 AT THIS TIME. WE NOTE THAT HIS PARCEL WAS SUBJECT TO A MINOR SUBDIVISION IN 2012 TO CREATE A BUILDING LOT FRONTING ON HOLLOW RD.
 - PRELIMINARY APPROVAL RECOMMENDATION TO THE BOARD OF SUPERVISORS FOR CONSIDERATION

2. **LIMITED INDUSTRIAL RESEARCH DISTRICT ORDINANCE AMENDMENT**
 - DISCUSSION

3. **HISTORIC ORDINANCE AMENDMENT**
 - DISCUSSION
 - POSSIBLE RECOMMENDATION

4. **PLANNING COMMISSION AGENDA SCHEDULED FOR JUNE 27th, 2013 MEETING**
 - DISCUSSION

5. **APPROVAL OF MEETING MINUTES**
 - MAY 23rd, 2013

6. **PUBLIC COMMENT**

7. **ADJOURNMENT**

AGENDA
WORCESTER TOWNSHIP PLANNING COMMISSION
MEETING
WORCESTER TOWNSHIP BUILDING
WORCESTER, PA 19490
THURSDAY, JUNE 27th, 2013 **7:30 P.M.**

CALL TO ORDER

ATTENDANCE

1. **EVANS SUBDIVISION LOCATED AT 3110 HEEBNER RD**
 - THE PLAN PROPOSES THE SUBDIVISION OF THE EXISTING 119.47 ACRE PARCEL INTO TWO LOTS. THE SUBJECT PARCEL HAS FRONTAGE ALONG THE SOUTH SIDE OF HOLLOW RD, THE WEST SIDE OF HEEBNER RD, AND THE WEST SIDE OF VALLEY FORGE RD IN THE AGR ZONING DISTRICT. LOT 2 PROPOSES A SINGLE FAMILY DWELLING, WHICH WILL TAKE ACCESS FROM VALLEY FORGE RD. LOT 2 PROPOSES TO CONTAIN THE EXISTING DWELLING AND OUTBUILDINGS AND TAKES ACCESS FROM HEEBNER RD. IT DOES NOT APPEAR THAT THERE WILL BE ANY IMPROVEMENTS OR CHANGES TO LOT 1 AT THIS TIME. WE NOTE THAT THIS PARCEL WAS SUBJECT TO A MINOR SUBDIVISION IN 2012 TO CREATE A BUILDING LOT FRONTING ON HOLLOW RD.
 - PRELIMINARY APPROVAL RECOMMENDATION TO THE BOARD OF SUPERVISORS FOR CONSIDERATION

2. **LIMITED INDUSTRIAL RESEARCH DISTRICT ORDINANCE AMENDMENT**
 - DISCUSSION
 - POSSIBLE RECOMMENDATION TO THE BOARD OF SUPERVISORS FOR CONSIDERATION

3. **DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT GRANT FOR THE ZACHARIAS TRAIL**
 - DISCUSSION
 - POSSIBLE RECOMMENDATION TO THE BOARD OF SUPERVISORS FOR CONSIDERATION

4. **HISTORIC ORDINANCE AMENDMENT**
 - DISCUSSION
 - POSSIBLE RECOMMENDATION TO THE BOARD OF SUPERVISORS FOR CONSIDERATION

5. **PLANNING COMMISSION AGENDA SCHEDULED FOR JULY 11th, 2013 MEETING**
 - DISCUSSION

6. **APPROVAL OF MEETING MINUTES**
 - MAY 23rd, 2013

7. **PUBLIC COMMENT**

8. **ADJOURNMENT**

AGENDA
WORCESTER TOWNSHIP PLANNING COMMISSION
WORK SESSION MEETING
WORCESTER TOWNSHIP BUILDING
WORCESTER, PA 19490
THURSDAY, JULY 11th, 2013 **7:30 P.M.**

CALL TO ORDER

ATTENDANCE

1. ZONING HEARING BOARD APPLICATION #13-06: TRUSTEES OF THE LOCAL UNION No. 126 OCCUPATIONAL SAFETY, HEALTH, & EDUCATION TRUST FUND LOCATED AT 3455 GERMANTOWN PIKE

The following relief has been requested to permit the expansion of the existing use on the property with the construction of a 2 story building for vocational/ technical classrooms and offices:

- Special Exception and Variance pursuant to §150-166.B to permit the expansion of a nonconforming use;
- Variance from §150-13.B.(2) to permit a front yard setback of 180' which is less than the Ordinance requires;
- Variance from §150-13.B.(2) to permit side yard setbacks of 47' & 106' which are less than the Ordinance requires;
- Variance from §150-14.A. & B. to permit a maximum building coverage of 12.22% & a maximum impervious coverage of 34%, which are more than the Ordinance permits;
- Variance from §150-16.B.(1) & (2) to permit parking within the front & side yard setbacks and within 100' of the property lines

2. LIMITED INDUSTRIAL RESEARCH DISTRICT ORDINANCE AMENDMENT

- DISCUSSION
- POSSIBLE RECOMMENDATION TO THE BOARD OF SUPERVISORS FOR CONSIDERATION

3. HISTORIC ORDINANCE AMENDMENT

- DISCUSSION
- POSSIBLE RECOMMENDATION TO THE BOARD OF SUPERVISORS FOR CONSIDERATION

4. PLANNING COMMISSION AGENDA SCHEDULED FOR JULY 25th, 2013 MEETING

- DISCUSSION

5. APPROVAL OF MEETING MINUTES

- JUNE 27th, 2013

6. PUBLIC COMMENT

7. ADJOURNMENT

**MEETING AGENDA
WORCESTER TOWNSHIP PLANNING COMMISSION
WORCESTER TOWNSHIP BUILDING
WORCESTER, PA 19490
THURSDAY, JULY 25th, 2013 7:30 P.M.**

CALL TO ORDER

ATTENDANCE

1. **LIMITED INDUSTRIAL RESEARCH DISTRICT ORDINANCE AMENDMENT**
 - DISCUSSION

2. **HISTORIC ORDINANCE AMENDMENT**
 - DISCUSSION
 - POSSIBLE RECOMMENDATION TO THE BOARD OF SUPERVISORS FOR CONSIDERATION

3. **JOINT MEETING AGENDA SCHEDULED FOR AUGUST 5th, 2013 MEETING WITH BOARD OF SUPERVISORS**
 - DISCUSSION

4. **PLANNING COMMISSION AGENDA SCHEDULED FOR AUGUST 8th, 2013 MEETING**
 - DISCUSSION

5. **APPROVAL OF MEETING MINUTES**
 - JULY 11th, 2013

6. **PUBLIC COMMENT**

7. **ADJOURNMENT**

AGENDA
WORCESTER TOWNSHIP BOARD OF SUPERVISORS & PLANNING COMMISSION
JOINT MEETING
WORCESTER TOWNSHIP FIRE HALL
1725 VALLEY FORGE ROAD, WORCESTER, PA 19490
MONDAY, AUGUST 5th, 2013 8:00 A.M.

CALL TO ORDER

ATTENDANCE

1. **VILLAGE PLANNING**
 - CENTER POINT VILLAGE
 - HALF HOUR (½) PRESENTATION TO BE GIVEN BY MR. JOHN KENNEDY & MR. JOHN COVER

2. **HISTORIC ORDINANCE AMENDMENT**
 - CURRENT STATUS

3. **APPROVAL OF JOINT MEETING MINUTES**
 - MAY 6th, 2013

4. **PUBLIC COMMENT**

5. **ADJOURNMENT**

**WORK SESSION MEETING AGENDA
WORCESTER TOWNSHIP PLANNING COMMISSION
WORCESTER TOWNSHIP BUILDING
WORCESTER, PA 19490
THURSDAY, AUGUST 8th, 2013 7:30 P.M.**

CALL TO ORDER

ATTENDANCE

1. **HISTORIC ORDINANCE AMENDMENT**
 - DISCUSSION

2. **PLANNING COMMISSION AGENDA SCHEDULED FOR AUGUST 22nd, 2013 MEETING**
 - DISCUSSION

3. **APPROVAL OF MEETING MINUTES**
 - JULY 25th, 2013

4. **PUBLIC COMMENT**

5. **ADJOURNMENT**

**MEETING AGENDA
WORCESTER TOWNSHIP PLANNING COMMISSION
WORCESTER TOWNSHIP BUILDING
WORCESTER, PA 19490
THURSDAY, AUGUST 22nd, 2013 7:30 P.M.**

CALL TO ORDER

ATTENDANCE

1. **HISTORIC ORDINANCE AMENDMENT**
 - DISCUSSION

2. **PLANNING COMMISSION AGENDA SCHEDULED FOR SEPTEMBER 12th, 2013 MEETING**
 - DISCUSSION

3. **APPROVAL OF MEETING MINUTES**
 - AUGUST 8th, 2013

4. **PUBLIC COMMENT**

5. **ADJOURNMENT**

**WORK SESSION MEETING AGENDA
WORCESTER TOWNSHIP PLANNING COMMISSION
WORCESTER TOWNSHIP BUILDING
WORCESTER, PA 19490
THURSDAY, SEPTEMBER 12th, 2013 7:30 P.M.**

CALL TO ORDER

ATTENDANCE

1. **LIMITED INDUSTRIAL RESEARCH DISTRICT ORDINANCE AMENDMENT**
 - DISCUSSION
 - POSSIBLE RECOMMENDATION TO THE BOARD OF SUPERVISORS FOR CONSIDERATION

2. **CONDITIONAL USE APPLICATION REGARDING LIGHTING FOR METHACTON SCHOOL DISTRICT PROPOSED TURF FIELDS**
 - DISCUSSION
 - POSSIBLE RECOMMENDATION TO THE BOARD OF SUPERVISORS FOR CONSIDERATION

3. **HISTORIC ORDINANCE AMENDMENT**
 - DISCUSSION
 - POSSIBLE RECOMMENDATION TO THE BOARD OF SUPERVISORS FOR CONSIDERATION

4. **PLANNING COMMISSION AGENDA SCHEDULED FOR SEPTEMBER 26th, 2013 MEETING**
 - DISCUSSION

5. **APPROVAL OF MEETING MINUTES**
 - AUGUST 22nd, 2013

6. **PUBLIC COMMENT**

7. **ADJOURNMENT**

MEETING AGENDA
WORCESTER TOWNSHIP PLANNING COMMISSION
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, PA 19490
THURSDAY, SEPTEMBER 26th, 2013 **7:30 P.M.**

CALL TO ORDER

ATTENDANCE

1. **HISTORIC ORDINANCE AMENDMENT**
 - DISCUSSION
 - POSSIBLE RECOMMENDATION TO THE BOARD OF SUPERVISORS FOR CONSIDERATION

2. **PLANNING COMMISSION AGENDA SCHEDULED FOR OCTOBER 10th, 2013 MEETING**
 - DISCUSSION

3. **APPROVAL OF MEETING MINUTES**
 - AUGUST 22nd, 2013
 - SEPTEMBER 12th, 2013

4. **PUBLIC COMMENT**

5. **ADJOURNMENT**

AGENDA
WORK SESSION MEETING
WORCESTER TOWNSHIP PLANNING COMMISSION
WORCESTER TOWNSHIP ADMINISTRATION BUILDING
1721 VALLEY FORGE ROAD, WORCESTER, PA 19490
THURSDAY, OCTOBER 10th, 2013 **7:30 P.M.**

CALL TO ORDER

ATTENDANCE

1. **HISTORIC ORDINANCE AMENDMENT**
 - DISCUSSION
 - POSSIBLE RECOMMENDATION TO THE BOARD OF SUPERVISORS FOR CONSIDERATION

2. **PLANNING COMMISSION AGENDA SCHEDULED FOR OCTOBER 24th, 2013 MEETING**
 - DISCUSSION

3. **APPROVAL OF MEETING MINUTES**
 - AUGUST 22nd, 2013
 - SEPTEMBER 12th, 2013

4. **PUBLIC COMMENT**

5. **ADJOURNMENT**

**MEETING AGENDA
WORCESTER TOWNSHIP PLANNING COMMISSION
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, PA
THURSDAY, OCTOBER 24th, 2013 7:30 P.M.**

CALL TO ORDER

ATTENDANCE

1. **VILLAGE PLANNING**
 - CENTER POINT VILLAGE
 - PRESENTATION BY MR. JOHN KENNEDY & MR. JOHN COVER TO THE WORCESTER TOWNSHIP PLANNING COMMISSION

2. **JOINT AGENDA SCHEDULED FOR NOVEMBER 4th, 2013 MEETING WITH BOARD OF SUPERVISORS**
 - DISCUSSION

3. **PLANNING COMMISSION AGENDA SCHEDULED FOR NOVEMBER 14th, 2013 MEETING**
 - DISCUSSION

4. **APPROVAL OF MEETING MINUTES**
 - OCTOBER 10th, 2013

5. **PUBLIC COMMENT**

6. **ADJOURNMENT**

AGENDA
WORCESTER TOWNSHIP BOARD OF SUPERVISORS & PLANNING COMMISSION
JOINT MEETING
WORCESTER TOWNSHIP FIRE HALL
1031 VALLEY FORGE ROAD, FAIRVIEW VILLAGE, PA 19490
MONDAY, NOVEMBER 4th, 2013 **8:00 A.M.**

CALL TO ORDER

ATTENDANCE

1. **PLANNING COMMISSION REPORT**
 - ANNUAL ACTIVITY REPORT PURSUANT TO CHAPTER 21 OF THE WORCESTER TOWNSHIP CODIFIED ORDINANCE

2. **VILLAGE PLANNING**
 - CENTER POINT VILLAGE
 - STATUS REPORT

3. **HISTORIC ORDINANCE AMENDMENT**
 - ADVERTISEMENT AUTHORIZATION

4. **ZONING AMENDMENT ANNUAL ORDINANCE**
 - PRIORITIES

5. **APPROVAL OF JOINT MEETING MINUTES**
 - AUGUST 5th, 2013

6. **PUBLIC COMMENT**

7. **ADJOURNMENT**

AGENDA
WORCESTER TOWNSHIP PLANNING COMMISSION
MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA 19490
THURSDAY, NOVEMBER 14th, 2013 7:30 P.M.

CALL TO ORDER

ATTENDANCE

1. THE PRESERVE @ WORCESTER – 39 LOT SUBDIVISION:

- FINAL APPROVAL CONSIDERATION – PRESENTATION BY WOODROW & ASSOCIATES:
 - THE PROPERTY IS IN THE AGR ZONING DISTRICT. THE SUBDIVISION PLAN CONSISTS OF FIVE SEPARATE PARCELS WHICH TOTAL APPROX. 130.8 ACRES. THREE OF THE PARCELS ARE LOCATED ALONG NORTH WALES ROAD (50.7 ACRES), AND THE REMAINING TWO PARCELS ARE LOCATED ALONG WHIEHALL ROAD (80.1 ACRES). THE SUBDIVISION PROPOSES 39 BUILDABLE LOTS TO BE LOCATED ON TWO OF THE PARCELS ALONG NORTH WALES ROAD UTILIZING OPTION #1 (WITH PUBLIC SEWER) CONTAINED IN THE GROWING GREENER ORDINANCE. THE SUBDIVISION ALSO PROPOSES UTILIZING THE “TRANSFER OF DEVELOPMENT RIGHTS” AS PERMITTED IN THE GROWING GREENER ORDINANCE. THIS ALLOWS THE TRANSFER OF THE DEVELOPMENT RIGHTS FROM THE PARCELS ALONG WHITEHALL ROAD TO THE PARCELS ALONG NORTH WALES ROAD. THE TOTAL OPEN SPACE INCLUDED IN THIS DEVELOPMENT IS APPROX. 95.1 ACRES.

2. HICKORY HILL ACT 537 PLAN:

- DISCUSSION
- POSSIBLE RECOMMENDATION

3. ZONING AMENDMENT ANNUAL ORDINANCE:

- PRIORITIES
 - BAMBOO
 - CONSERVATION SUBDIVISION ORDINANCE: TECHINIAL CORRECTIONS
 - PRIVACY FENCING
 - SIGNAGE: TECHINIAL CORRECTIONS

4. APPROVAL OF MEETING MINUTES:

- OCTOBER 24th, 2013

5. PLANNING COMMISSION AGENDA FOR DECEMBER 12th, 2013 MEETING:

- DISCUSSION

6. ADJOURNMENT

AGENDA
WORCESTER TOWNSHIP PLANNING COMMISSION
MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA 19490
THURSDAY, DECEMBER 12th, 2013 7:30 P.M.

CALL TO ORDER

ATTENDANCE

1. METHACTON HIGH SCHOOL LOCATED AT 1001 KRIEBEL MILL ROAD:

- PROPOSED TEXT AMENDMENT – CURSORY REVIEW

2. METHACTON HIGH SCHOOL LOCATED AT 1001 KRIEBEL MILL ROAD:

- ATHLETIC FIELD RECONSTRUCTION – REVISED LAND DEVELOPMENT PLANS
 - THE PLAN SUBMISSION CONSISTS OF A PLAN SET CONTAINING 40 SHEETS, DATED AUGUST 27TH, 2013, LAST REVISED NOVEMBER 6TH, 2013, AS WELL AS STORMWATER MANAGEMENT CALCULATIONS & NARRATIVE, DATED JANUARY 18TH, 2013, LAST REVISED NOVEMBER 6TH, 2013, BOTH PREPARED BY CZOP-SPECTER.

THE PLAN PROPOSES THE CONSTRUCTION OF TWO (2) SYNTHETIC TURF FIELDS, TWO (2) SOFTBALL FIELDS, SEVERAL TRACK & FIELD AREAS, AND SUPPORTING OUTBUILDINGS, AS WELL AS SOME STORMWATER MANAGEMENT FACILITIES.

3. ZONING AMENDMENT ORDINANCE:

- CONSERVATION SUBDIVISION ORDINANCE: TECHNICAL CORRECTIONS
- SIGNAGE: TECHNICAL CORRECTIONS
 - DISCUSSION

4. APPROVAL OF MEETING MINUTES:

- OCTOBER 24th, 2013
- NOVEMBER 14th, 2013

5. PLANNING COMMISSION AGENDA FOR JANUARY 9th, 2014 MEETING:

- DISCUSSION

6. 2014 PLANNING COMMISSION MEETING SCHEDULE:

- DISCUSSION

7. ADJOURNMENT