

**WORCESTER TOWNSHIP PLANNING COMMISSION MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490  
THURSDAY, JANUARY 26, 2017, 7:30 PM**

**CALL TO ORDER** by Mr. Todd at 7:30 PM

**ATTENDANCE**

PRESENT:	GORDON TODD	[X]
	PAT QUIGLEY	[X]
	CHRIS DAVID	[X]
	DOUG ROTONDO	[X]
	TONY SHERR	[X]
	RICK DELELLO	[X]

1. Reorganization – Mr. Sherr motioned to appoint Gordon Todd as Chair, Pat Quigley as Vice Chair and Doug Rotondo as Secretary for 2017, second by Ms. David. There was no public comment. By unanimous vote the motion was approved.
2. Coughlin (LD 2016-07) – Kirk Clauss, Engineer for the Applicant, provided an overview of a proposed three-lot subdivision at 1631 Kriebel Mill Road. Mr. Clauss stated the Applicant will comply with all items noted in the Township Engineer’s December 20, 2016 review letter.

Mr. DeLello commented on the proposed driveway configuration, and Mr. Clauss noted the plan had been revised to denote a shared driveway for proposed Lot 2 and Lot 3, as was discussed at the previous Planning Commission meeting.

Mr. Nolan confirmed there were no outstanding issues to be addressed by the Planning Commission at this time.

Mr. Sherr motioned to recommend the Board of Supervisors grant Preliminary/Final Plan Approval to the Coughlin subdivision, conditioned on compliance with the December 20, 2016 CKS review letter, second by Mr. DeLello. There was no public comment. By unanimous vote the motion was approved.

3. Sparango Construction Co. (LD 2016-05) – The Applicant has extended the 90-day review period to May 17, 2017. This application will be considered at a future Planning Commission meeting.
4. Center Point Village Zoning Ordinance – Mr. Todd commented on the number of sub-districts. Brandon Rudd, Montgomery County Planning Commission, noted the ordinance

had initially included four sub-districts, which the Members later decided to consolidate to two sub-districts – CPV-1 and CPV-2.

Mr. Todd commented on land development standards for each sub-district.

Mr. Sherr noted several citation corrections. Mr. Rudd will provide the needed corrections.

Mr. Todd commented on opportunities to convert existing structures.

Mr. Sheer commented on the intent of the site layout requirement.

Mr. Todd commented on setbacks. Mr. Rudd noted there were no district-wide setbacks, but rather the setbacks are based on proposed uses and existing ordinance buffer requirements. Mr. Rudd stated he would add or amend the setbacks if the Members wanted to make this revision.

Mr. Todd commented on incorporating the Growing Greener Ordinance provisions into the proposed ordinance. Mr. Rudd stated he would add these provisions if the Members wanted to make this revision, and he asked the Members to let him know of the specific provisions to include.

Mr. DeLello commented on the Growing Greener Ordinance provisions, and whether these should be required or incentivized.

Ms. David commented on the utilization of Transfer Development Rights.

Ms. Quigley commented on the Growing Greener Ordinance provisions, and whether these allow the density desired in the Village. Mr. Rudd commented on density, and utilization of existing infrastructure in the Village.

Mr. Rudd commented on proposed building and impervious coverage limits. Mr. Rudd noted the lower coverage limits tend to increase the distances between structures and developments.

Ms. David commented on stormwater management. Mr. Rudd noted applicants would be required provide stormwater management in accordance with the Township Code.

There was general discussion regarding the allowance of parking areas between structures and Skippack Pike and Valley Forge Road. Mr. Rudd noted the ordinance had initially prohibited the location of parking areas at these locations, and stated the Members decided to amend the language to provide for design flexibility and to improve internal circulation.

Mr. Rudd commented on per building commercial square foot limits.

Mr. Todd commented on the proposed density bonus. Mr. Rudd provided an overview of how the proposed density bonus was developed, and commented on the densities permitted in neighboring zoning districts.

Ms. David commented on the permitted size of canopies over gas pump areas. There was general discussion on canopy size at existing gas stations, the use of smaller canopies that shelter the area immediately around individual gas pumps, and the possibility of new gas stations not requiring a canopy. There was general discussion on the number of gas pumps at new gas stations.

Ms. David commented on sign regulations, light regulations and the permitted hours of operation for certain commercial uses. There was discussion on these issues, and the requirements presently included the Township Code.

Mr. Todd commented on the minimum sidewalk length calculation for the density bonus.

Wini Hayes, Worcester, commented on the utilization of transfer development rights, the location of parking areas between the buildings and Skippack Pike and Valley Forge Road, light and noise concerns, the conditional use process and approval permissions, and the size of gas station canopies.

Joseph Grenko, Worcester, commented on the proposed gas station use.

Kim David, Worcester, commented on the permitted size of commercial buildings.

Stuart Land, Worcester, commented on the scope of the ordinance, the economic viability of development in the Village, and future traffic volumes.

Michelle Jackson-Greenawalt, Worcester, commented on development density and impacts to quality of life.

E. Van Rieker, Consultant for the owners of the Palmer property, commented on components of the previously-presented concept plan for this property, including proposed open spaces, and building and impervious coverages. Mr. Rieker commented on parking area buffers, streetscapes and the number of gas pumps at new gas stations.

Ms. Hayes, Worcester, commented on the interpretation of ordinance language. Tommy Ryan, Township Manager, noted that he, as Zoning Officer, interprets provisions of the Zoning Ordinance as needed.

5. Upcoming Meeting Agenda – The Planning Commission will meet on February 9 to discuss the proposed Center Point Village Zoning Ordinance. The Planning Commission and Board of Supervisors will hold a Joint Meeting on February 15 to discuss the proposed Center Point Village Zoning Ordinance. The Planning Commission will meet on February 23 to discuss the Sparango subdivision, if this is submitted to review, the proposed Center

Point Village Zoning Ordinance and bamboo ordinance, and other matters that warrant attention.

6. December 8, 2016 Meeting Minutes – Ms. Quigley motioned to approve the December 8, 2016 Meeting Minutes, amended to correct (1) page 2, “allowed by Township Code”, and (2) page 3, “matters that warrant attention”, second by Mr. DeLello. There was no public comment. By unanimous vote the motion was approved.

#### **PUBLIC COMMENT**

- There was no additional public comment at this evening’s meeting.

#### **ADJOURNMENT**

There being no further business before the Planning Commission, Mr. Todd adjourned the meeting at 9:40 PM.

Respectfully Submitted:

---

Tommy Ryan  
Township Manager

**WORCESTER TOWNSHIP PLANNING COMMISSION MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490  
THURSDAY, FEBRUARY 9, 2017, 7:30 PM**

**CALL TO ORDER** by Mr. Todd at 7:32 PM

**ATTENDANCE**

PRESENT:	GORDON TODD	[X]
	PAT QUIGLEY	[X]
	CHRIS DAVID	[X]
	DOUG ROTONDO	[X]
	RICK DELELLO	[X]

1. January 26, 2017 Meeting Minutes – Mr. Rotondo motioned to approve the January 26, 2017 Meeting Minutes, amended to correct (1) page 2, “the lower coverage limit”, and (2) page 3, “Kim David”, second by Ms. Quigley. There was no public comment. By unanimous vote the motion was approved.
2. Center Point Village Zoning Ordinance – Mr. Todd noted the ordinance review comments included in his February 1 correspondence.

Mr. Todd noted possible revisions to the bubble plan, and the potential inclusion of additional mixed-use preservation areas. Mr. Todd commented on the proposed density for residential uses, and this being higher than that he had envisioned. Mr. Todd commented on the commercial development at the Palmer property.

Mr. DeLello commented on the Center Point Village Vision Plan, and the assignment tasked to the Planning Commission.

Ms. David commented on ordinances that yield development that is not complementary to the original intent of the ordinance. Ms. David commented on dwelling and building sizes relative to the development of a village atmosphere.

Ms. Quigley commented on striking a balance between enacting controls on development and providing for the economic viability of future projects.

Mr. DeLello commented on proposed density for residential uses, and the potential to index density to housing type. Ms. Quigley noted a professional planner might recommend the appropriate density for each housing type.

Ms. Quigley commented on building size, gas station canopies size and design, and the provision of drive-through facilities.

Mr. DeLello inquired as to uses that may be prohibited in the proposed CPV-1 district.

Ms. David commented on potential revisions to the sign ordinance, and the extent to which development in the Village would be subject to existing sign regulations.

Ms. Quigley noted the Members appeared to agree that smaller-scale development is appropriate for the Village, and she commented on additional consideration for density limits.

E. Van Rieker, Consultant for the owners of the Palmer property, commented on the size of the proposed commercial buildings, and on the proposed residential density, at this property. Mr. Rieker noted proposed open space areas, and he commented on the vehicular circulation around the buildings, and the option to screen these areas through the use of knee-walls and landscaping. Mr. Rieker commented on the number of fuel filling stations presently sought by convenience stores.

Bob Andorn, Worcester, commented on the proposed ordinance and Montgomery County Planning Commission ordinance preferences, revisions required before the ordinance moves to the Board of Supervisors, the flexibility of development standards, the number of fuel filling stations at convenience stores, and the location of a convenience store use at the Palmer property.

Mr. DeLello commented on desired scale, density and uses. He recommended the Planning Commission receive direction from the Board of Supervisors on these key concepts before developing more detailed regulations.

## **PUBLIC COMMENT**

- There was no additional public comment at this evening's meeting.

## **ADJOURNMENT**

There being no further business before the Planning Commission, Mr. Todd adjourned the meeting at 8:56 PM.

Respectfully Submitted:

---

Tommy Ryan  
Township Manager

**WORCESTER TOWNSHIP PLANNING COMMISSION MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490  
THURSDAY, FEBRUARY 23, 2017, 7:30 PM**

**CALL TO ORDER** by Mr. Todd at 7:30 PM

**ATTENDANCE**

PRESENT:	GORDON TODD	[X]
	PAT QUIGLEY	[X]
	CHRIS DAVID	[X]
	TONY SHERR	[X]
	RICK DELELLO	[X]

1. February 9, 2017 Meeting Minutes – Ms. David motioned to approve the February 9, 2017 Meeting Minutes, second by Mr. DeLello. There was no public comment. By unanimous vote the motion was approved.
2. Whitehall Estates Planning Module – Joe Nolan, Township Engineer, provided an overview of the Planning Module Component 4A review process.

Rolph Graf, Engineer for the Applicant, commented on the sanitary sewer planning process. Mr. Graf noted additional sanitary sewer improvement specifications will be included on the Final Plan submission for this proposed subdivision.

Mr. Sherr commented on the scope of Planning Commission review at this point in the entitlement process.

Ms. Quigley commented on the Planning Commission including additional information in its Planning Module review.

Mr. Nolan stated that, after the Planning Module was completed, the application would be made available for a 30-day public inspection period, after which the Board of Supervisors would consider a resolution to submit the application to the Pennsylvania Department of Environmental Protection.

Mr. Nolan reviewed individual questions listed on the Planning Module Component 4A form.

Mr. DeLello commented on Planning Commission reviews and the approval process. Mr. Ryan noted the Applicant was working with Stony Creek Farm community representatives to address the sanitary sewer connection proposed to be made at Brindle Court. Mr. Nolan noted the Applicant will be required to provide this executed easement prior to the

Planning Module being submitted to the Pennsylvania Department of Environmental Protection.

Mr. Sherr recommended Planning Module Component 4A form include a note stating the Applicant need comply with all items noted in the Township Engineer's February 16 review letter.

Mr. Sherr motioned to authorize the Chairman to sign the Planning Module Component 4A, as discussed at this evening's meeting, second by Ms. Quigley. By unanimous vote the motion was approved.

Cheryl Brumbaugh, Worcester, commented on the sanitary sewer line installation at the Stony Creek Farms community, and potential disturbance to property landscaping.

3. Center Point Village Zoning Ordinance – Mr. Todd noted three primary areas of review – required open space and permitted density, the CPV-2 portion of the district, and consideration of additional areas for mixed-use preservation development.

Mr. Todd commented on the convenience store use, gas pumps and the number of gas pumps appropriate for the Village. Mr. Todd commented on the possible reuse of the Palmer property's existing structures, and potential revisions to the bubble plan.

Mr. Sherr commented on the scope of Planning Commission review and comments. Mr. DeLello recommended the Planning Commission review permitted residential density, and the appropriate scale of non-residential development at the Palmer property.

Mr. Todd commented on additional architectural requirements, and the possible creation of an architectural review board. Mr. Todd commented on building height, residential density, the density bonus structure, and the status of the Village's pre-1940 dwellings.

There was discussion on the development of a request for proposals (RFP) for professional planning assistance. It was the consensus of the Members to prepare a draft RFP that requires an assessment of existing Township Code relative to the Center Point Village Vision Plan objectives, and an assessment of the proposed ordinance relative to the Center Point Village Vision Plan objectives.

In addition, the RFP will require the planner to recommend which document – the Township Code or the proposed ordinance – should be revised in order to best achieve the Center Point Village Vision Plan objectives.

Lastly, the RFP will request planner comment on certain topics, including permitted residential density, non-residential scale, and gas station and convenience store options.

Mr. Ryan will draft a RFP for Planning Commission review and comment prior to the March 15 Joint Meeting with the Board of Supervisors.



4. Bamboo ordinance – Ms. Quigley motioned to table discussion on a proposed Bamboo ordinance to a future Planning Commission meeting, second by Mr. Todd. There was no public comment. By unanimous vote the motion was approved.

#### **PUBLIC COMMENT**

- Bob Andorn, Worcester, commented on walkability throughout the community and in the Center Point Village area, development restrictions in the proposed Center Point Village Zoning ordinance, the ordinance development process, and Growing Greener provisions of the Township Code.
- Scott Ryan, Worcester, commented on the development of the proposed Center Point Village Zoning ordinance, bubble plan property designations, and areas in Center Point Village suitable for higher-density residential development.

#### **ADJOURNMENT**

There being no further business before the Planning Commission, Mr. Todd adjourned the meeting at 9:22 PM.

Respectfully Submitted:

---

Tommy Ryan  
Township Manager

**WORCESTER TOWNSHIP PLANNING COMMISSION MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490  
THURSDAY, MARCH 23, 2017, 7:30 PM**

**CALL TO ORDER** by Mr. Todd at 7:31 PM

**ATTENDANCE**

PRESENT:	GORDON TODD	[X]
	PAT QUIGLEY	[X]
	CHRIS DAVID	[X]
	TONY SHERR	[X]
	RICK DELELLO	[X]

1. February 23, 2017 Meeting Minutes – Ms. David motioned to approve the February 23, 2017 Meeting Minutes, with corrections made at page 1, “at Bridle Court”, and at page 3, “Bamboo ordinance”, second by Mr. DeLello. There was no public comment. By unanimous vote the motion was approved.
2. Meadowood (LD 2017-01) – Tim Woodrow, Engineer for the Applicant, provided an overview of proposed additions to the Schultz Community Center. The additions will accommodate a marketing suite, administrative offices and an auditorium.

Mr. Woodrow commented on the increase to impervious coverage, and stormwater improvements proposed at another portion of the property to offset the additional coverage.

Mr. Woodrow commented on requested waivers. Mr. Woodrow noted several waivers pertain to stormwater management regulations.

Mr. Woodrow commented on areas to be disturbed, and he noted the proposed installation of ten trees.

Mr. DeLello and Ms. Quigley commented on the adequacy of the proposed stormwater improvement, a rain garden. Joe Nolan, Township Engineer, noted that proposed meets the Township’s design criteria.

Ms. Quigley recommended the Applicant add small woody shrubs to the rain garden. Mr. Woodrow stated the Applicant will provide these plantings.

Ms. David recommended the Applicant plant native species. Paul Nordeman, Meadowood Executive Director, confirmed native species would be provided.

Mr. Sherr commented on plan notes pertaining to the Township's responsibility to inspect and maintain the proposed stormwater facilities. The notes will be reviewed by the Township Engineer and Township Solicitor. Mr. Woodrow stated the plan notes will be revised as required by the Township.

Ms. Quigley motioned to recommend the Board of Supervisors grant preliminary/final approval of the Meadowood land development application, conditioned upon the landscaping, stormwater and other plan revisions noted at this evening's meeting, second by Mr. Sherr. There was no public comment. By unanimous vote the motion was approved.

3. Coughlin (LD 2016-07) – Tommy Ryan, Township Manager, provided an overview of a Planning Module application for a three-lot subdivision at 1631 Kriebel Mill Road.

Mr. Sherr motioned to authorize the Chairman to sign the Planning Module application for the Coughlin subdivision, second by Ms. Quigley. There was no public comment. By unanimous vote the motion was approved.

4. Sign Ordinance – Mr. Ryan provided an overview of a proposed ordinance to revise Township sign regulations. Mr. Ryan noted the ordinance addressed content requirements set forth in a recent decision of the US Supreme Court, and established sign regulations for postings at school athletic facilities.

David Zerbe, Methacton School District Superintendent, provided an overview of the School District's signage and sponsorship program.

Eric Frey, Solicitor for the Methacton School District, provided an overview of proposed ordinance provisions, which includes regulations for scoreboard, fence, dugout and spectator stand signs. Mr. Frey commented on sign location, area and height restrictions. Mr. Frey commented on the proposed permitting procedure.

Ms. Quigley inquired as to sign illumination and posting duration. Dr. Zerbe stated the signs would not be illuminated, and the signs would be posted during sport seasons only.

Ms. David inquired as to sign content. Dr. Zerbe stated School District policy would prohibit signs that possess inappropriate content.

Ms. Quigley inquired as to the maximum signage permitted. Mr. Frey noted the permit would identify all potential signage at each athletic facility.

Mr. DeLello inquired as to the spectator stand sign location and height. Dr. Zerbe noted spectator stand signs would be posted at the football field only. Mr. Frey will send photographs of similar spectator stand signs to Mr. Ryan, and Mr. Ryan will forward these photographs to the Members.

Wini Hayes, Worcester, commented on the School District's signage and sponsorship program.

Brandon Rudd, Montgomery County Planning Commission, stated MCPC staff is currently preparing a review letter on the proposed ordinance.

5. Center Point Village Vision Plan – The Members reviewed the eight recommendations, and the bubble plan, included in the Center Point Village Vision Plan.

It was the consensus of the Members to recommend the Board of Supervisors revise Recommendation #4 to read "*Permit a base density of 1.0 dwelling unit per acre, and a maximum density of 2.5 dwelling units per acre, on land designated for residential uses*", and to recommend the Board of Supervisors revise Recommendation #5 to read "*Establish density bonuses and incentives that are tied to desired improvements, including transferable development rights.*"

In addition the Members agreed to revise the bubble plan to amend mixed-use preservation areas and to make certain other adjustments. Mr. Todd will revise the bubble plan, and forward this information to Mr. Ryan.

Ms. Hayes commented on architectural standards, and permitted residential density.

6. Bamboo Ordinance – Mr. Ryan provided an overview of ordinances enacted by area municipalities.

Ms. Quigley commented on the regulation of invasive species in riparian corridors. There was general discussion regarding the extent to which the ordinance should regulate growth outside of the public right-of-way. It was the consensus of the Members to prepare an ordinance that regulates Bamboo growth within the public right-of-way only, and for the Township to disseminate information regarding the potential dangers of this invasive plant species.

Ms. Hayes commented on a potential Bamboo tax.

Mr. Rudd will draft an ordinance for the Planning Commission's review at an upcoming meeting.

7. Agricultural Security Area – Mr. Ryan noted the Township had received applications to add two properties, 2045 Bethel Road and 1907 Berks Road, to the Worcester Township Agricultural Security Area.

Ms. David made a motion to recommend the Board of Supervisors approve the addition of 2045 Bethel Road and 1907 Berks Road to the Worcester Township Agricultural Security Area, second by Ms. Quigley. There was no public comment. By unanimous vote the motion was approved.

8. April 27 Meeting Agenda – At its April 27 meeting the Planning Commission will review the proposed sign and Bamboo ordinances, an application made to add property to the Worcester Township Agricultural Security Area, and the Sparango land development application (LD 2016-05), if this revised plan is submitted for review.

**PUBLIC COMMENT**

- There was no public comment at this evening’s meeting.

**ADJOURNMENT**

There being no further business before the Planning Commission, Mr. Todd adjourned the meeting at 9:10 PM.

Respectfully Submitted:

---

Tommy Ryan  
Township Manager

**WORCESTER TOWNSHIP PLANNING COMMISSION MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490  
THURSDAY, APRIL 27, 2017, 7:30 PM**

**CALL TO ORDER** by Mr. Todd at 7:30 PM

**ATTENDANCE**

PRESENT:	GORDON TODD	[X]
	CHRIS DAVID	[X]
	DOUG ROTONDO	[X]
	TONY SHERR	[X]
	RICK DELELLO	[X]

1. March 23, 2017 Meeting Minutes – Mr. DeLello motioned to approve the March 23, 2017 Meeting Minutes, with corrections made to capitalize the words in each agenda item, second by Ms. David. There was no public comment. By unanimous vote the motion was approved.
2. Sign Ordinance – Tommy Ryan, Township Manager, noted the Township Solicitor had reviewed the proposed sign ordinance, and had made revisions to the temporary sign regulations.

Mr. DeLello commented on the athletic field sign regulations. Mr. Ryan confirmed this portion of the ordinance had not been revised subsequent to the last Planning Commission meeting.

Ms. David recommended a proposed revision to the spacing requirement for small temporary signs. Mr. Ryan will make this revision to the ordinance.

Ms. David commented on the athletic field spectator signs. Eric Frey, Solicitor for the Methacton School District, commented on the athletic field spectator sign location and height.

Mr. DeLello commented on political sign permissions. Mr. Ryan noted two US Supreme Court decisions regarding political signs, and he commented on current Township practice regarding the location of these signs.

Mr. Todd commented on additional review of the proposed ordinance. Mr. Ryan noted the schedule for the consideration and adoption of the ordinance. David Zerbe, Superintendent of the Methacton School District, commented on the anticipated schedule for the District's athletic field sign and sponsorship program.

Brandon Rudd, Montgomery County Planning Commission, commented on the review of the ordinance conducted by the Montgomery County Planning Commission.

Doug Rotondo motioned to recommend the Board of Supervisors approve the proposed sign ordinance, second by Mr. Todd. There was no public comment. The motion carried 2-1, with Mr. Rotondo and Mr. Todd voting aye, and with Ms. David voting nay.

3. Bamboo Ordinance – Tommy Ryan, Township Manager, noted the Township Solicitor had reviewed the proposed Bamboo ordinance, and was agreeable to that presented.

Mr. Rudd noted the ordinance had been revised to include a forty-foot setback from public trails and sidewalks.

Mr. Todd noted consensus of the Planning Commission was to not regulate the growth of Bamboo at private property lines and along riparian corridors.

Ms. David motioned to recommend the Board of Supervisors approve the proposed Bamboo ordinance, second by Mr. Rotondo. There was no public comment. By unanimous vote the motion was approved.

4. May 25 Meeting Agenda – At its May 25 meeting the Planning Commission will review the proposed Center Point Village Zoning Ordinance, an application made to add property to the Worcester Township Agricultural Security Area, and the Sparango land development application (LD 2016-05), if this revised plan is submitted for review.

## **PUBLIC COMMENT**

- There was no public comment at this evening's meeting.

## **ADJOURNMENT**

There being no further business before the Planning Commission, Mr. Todd adjourned the meeting at 8:02 PM.

Respectfully Submitted:

---

Tommy Ryan  
Township Manager

**WORCESTER TOWNSHIP PLANNING COMMISSION MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490  
THURSDAY, MAY 25, 2017, 7:30 PM**

**CALL TO ORDER** by Mr. Todd at 7:30 PM

**ATTENDANCE**

PRESENT:	GORDON TODD	[X]
	PAT QUIGLEY	[X]
	CHRIS DAVID	[X]
	DOUG ROTONDO	[X]
	TONY SHERR	[X]
	RICK DELELLO	[X]

1. April 27, 2017 Meeting Minutes – Ms. David motioned to approve the April 27, 2017 Meeting Minutes, second by Mr. Rotondo. There was no public comment. By unanimous vote the motion was approved.
2. Center Point Village Zoning Ordinance – The Planning Commission discussed commercial aspects of the draft ordinance. They will inquire with the Township Manager about the anticipated timeline for reviewing applications from private planning consultants and the eventual hiring of one.
3. Agricultural Security Area – The Planning Commission reviewed an application to add a property to Worcester Township’s Agricultural Security Area (ASA). The property is located at 3110 Heebner Road and consists of 119.47 acres. Ms. David made a motion to recommend to the Board of Supervisors that the property be added to the ASA, seconded by Ms. Quigley. There was no public comment. By unanimous vote the motion was approved.
4. Wireless Communications Ordinance – The Planning Commission discussed aspects of a potential ordinance to regulate the placement and erection of new wireless communications structures. Currently the township has no ordinance or any regulation governing these structures. The issues expressed were as follows:
  - Conditional use (whether or not to require)
  - Distribution and density of wireless communications structures throughout the township
  - Safety of said structures
  - Aesthetics of said structures
  - Use of waivers (whether or not to allow)
  - Proximity of said structures to historic, sensitive, and/or scenic structures and/or viewsheds



5. May 25 Meeting Agenda – At its June 22, 2017 meeting the Planning Commission will discuss the Center Point Village Zoning Ordinance (including consultant timeline) and a potential ordinance to regulate new wireless communications structures.

## **PUBLIC COMMENT**

- Robert Andorn, Worcester, asked how and why the proposed wireless communications ordinance was drafted. He expressed concerns about private property rights. Mr. Todd commented that the Township Manager has looked at numerous wireless communications ordinances from other municipalities and was involved with drafting one for a township where he worked previously.
- Michelle Greenawalt, Worcester, asked if wireless communication structures were considered public utilities (in which case they would be immune to municipal regulation). Mr. Sherr said that under current law, wireless communication structures are not considered public utilities, and therefore may be regulated by local municipalities.

## **ADJOURNMENT**

There being no further business before the Planning Commission, Mr. Todd adjourned the meeting at 8:45 PM.

Respectfully Submitted:

---

Douglas Rotondo  
Planning Commission Secretary

**WORCESTER TOWNSHIP PLANNING COMMISSION MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490  
THURSDAY, JUNE 22, 2017, 7:30 PM**

**CALL TO ORDER** by Ms. Quigley at 7:33 PM

**ATTENDANCE**

PRESENT:	PAT QUIGLEY	[X]
	CHRIS DAVID	[X]
	DOUG ROTONDO	[X]
	TONY SHERR	[X]
	RICK DELELLO	[X]

1. May 25, 2017 Meeting Minutes – Ms. David motioned to approve the May 25, 2017 Meeting Minutes, second by Mr. Sherr. There was no public comment. By unanimous vote the motion was approved.
2. Center Point Village Zoning Ordinance – Mr. Ryan noted the Township had received a subdivision plan for the Palmer property. As such the Board of Supervisors requested a copy of this subdivision plan be forwarded to the six firms that responded to the planning services RFP, so that each could incorporate this potential subdivision in their scope of work, and amend their proposals, as needed. Mr. Ryan noted the Board of Supervisors will consider a contract award at the July 19 Business Meeting.
3. Wireless Communication Facilities Ordinance – Mr. Ryan provided an overview of revisions made to this ordinance since the Planning Commission’s last review, and he noted the status of litigation between Crown Castle and the Pennsylvania Public Utility Commission.

Mr. Sherr motioned to recommend the Board of Supervisors approve the proposed Wireless Communication Facilities ordinance, second by Mr. Rotondo.

Michelle Greenawalt, Worcester, commented on litigation between Crown Castle and the Pennsylvania Public Utility Commission.

By unanimous vote the motion was approved.

4. July 27, Meeting Agenda – At its July 27, 2017 meeting the Planning Commission will discuss the Center Point Village Zoning Ordinance, the Palmer subdivision (LD 2017-02) and a possible land development to be submitted by Meadowood.

5. Other Business – The Planning Commission received an invitation to tour that portion of the Stony Creek Farms property upon which the proposed sanitary sewer main for the Whitehall Estates development will be installed. A tentative meeting was scheduled at this location on Thursday, July 13 at 7:00 PM. Mr. Ryan will advertise this public meeting when the date and time are confirmed.

**PUBLIC COMMENT**

- There was no public comment at this evening’s meeting.

**ADJOURNMENT**

There being no further business before the Planning Commission, Ms. Quigley adjourned the meeting at 7:52 PM.

Respectfully Submitted:

---

Tommy Ryan  
Township Manager

**WORCESTER TOWNSHIP PLANNING COMMISSION MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490  
THURSDAY, JULY 27, 2017, 7:30 PM**

**CALL TO ORDER** by Mr. Todd at 7:30 PM

**ATTENDANCE**

PRESENT:	GORDON TODD	[X]
	PAT QUIGLEY	[X]
	DOUG ROTONDO	[X]
	TONY SHERR	[X]
	RICK DELELLO	[X]

1. June 22, 2017 Meeting Minutes – Mr. Sherr motioned to approve the June 22, 2017 Meeting Minutes, second by Ms. Quigley. There was no public comment. By unanimous vote the motion was approved.
2. Palmer (LD 2017-02) – Joe Nolan, Township Engineer, reviewed the items noted in his July 12 review letter.

Mr. Ryan noted the Applicant was seeking a subdivision plan only; the plan includes seven commercial lots and one residential lot, to be developed at a later date.

There was general discussion regarding the status of this application relative to the proposed Center Point Village Ordinance, in specific the extent to which the application would be required to comply with the ordinance upon the enactment of the ordinance.

Mr. Ryan noted the Applicant had provided an extension to the 90-day review period. This review period now expires on October 20, 2017.

Mr. Rotondo commented on commercial lot size, and on potential uses at these lots.

3. Center Point Village Zoning Ordinance Assessment – Mr. Ryan noted the Board of Supervisors had approved a contract with Urban Research and Development Company to conduct this study. Mr. Ryan noted URDC will include the potential “by right” development of the Palmer property in the study. Mr. Ryan noted URDC is scheduled to attend the August 24 Planning Commission meeting.
4. August 24 Planning Commission Meeting Agenda – At its August 24, 2017 meeting the Planning Commission will meet with URDC, and will review the Palmer subdivision (LD 2017-02), Rhoads 2 subdivision (LD 2017-03) and Rhoads 3 subdivision (LD 2017-04).

The Planning Commission may also review the Meadowood Grove development, if this application is received by the Township.

5. Other Business – There was no other business discussed at this evening’s Business Meeting.

**PUBLIC COMMENT**

- Michelle Greenawalt, Worcester, commented on the LPD Zoning District, AGR Zoning District and Growing Greener requirements.

**ADJOURNMENT**

There being no further business before the Planning Commission, Mr. Todd adjourned the meeting at 8:06 PM.

Respectfully Submitted:

---

Tommy Ryan  
Township Manager

**WORCESTER TOWNSHIP PLANNING COMMISSION MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490  
THURSDAY, AUGUST 24, 2017, 7:30 PM**

**CALL TO ORDER** by Mr. Todd at 7:31 PM

**ATTENDANCE**

PRESENT:   GORDON TODD                   [X]  
              PAT QUIGLEY               [X]  
              DOUG ROTONDO           [X]  
              CHRIS DAVID             [X]  
              RICK DELELLO           [X]

1. July 27, 2017 Meeting Minutes – Mr. Rotondo motioned to approve the July 27, 2017 Meeting Minutes, amended to correct the time of adjournment to 8:06 PM, second by Ms. Quigley. There was no public comment. By unanimous vote the motion was approved.
2. Rhoads 2 (LD 2017-03) – Jeff Grosstephan, Engineer for the Applicant, provided an overview of a proposed two-lot subdivision on Berks Road. Mr. Grosstephan stated the Applicant will comply with all comments in the CKS review letter dated July 28, 2017.

Mr. Grosstephan noted the requested waivers.

Mr. DeLello commented on lot sizes, and Mr. Grosstephan confirmed the lot sizes.

Mr. Todd commented on a shared driveway, and Joe Nolan, Township Engineer, addressed this issue.

Mr. Nolan confirmed a grading and stormwater management plan will be submitted at the time of building permit application.

Ms. Quigley commented on required street trees, and Mr. Grosstephan confirmed the Applicant will provide required street trees.

Mr. Todd commented on perimeter buffers.

There was general discussion regarding the requested waiver of sidewalks. The consensus of the Planning Commission was to recommend the Board of Supervisors to defer the requirement to install sidewalks until such time as the Township directs the property owner to install.

Mr. Rotondo motioned to recommend the Board of Supervisors approve the Rhoads 2 subdivision as presented, and conditioned upon the Applicant's compliance with the most recent review letters, and further conditioned on the deferral of sidewalk installation until such time as the Board of Supervisors requires that sidewalks be installed, second by Ms. David. There was no public comment. By unanimous vote the motion was approved.

3. Rhoads 3 (LD 2017-04) – Jeff Grosstephan, Engineer for the Applicant, provided an overview of a proposed two-lot subdivision on Berks Road. Mr. Grosstephan stated the Applicant will comply with all comments in the CKS review letter dated July 28, 2017.

Mr. Grosstephan noted the requested waivers.

Mr. Rotondo motioned to recommend the Board of Supervisors approve the Rhoads 3 subdivision as presented, and conditioned upon the Applicant's compliance with the most recent review letters, and further conditioned on the deferral of sidewalk installation until such time as the Board of Supervisors requires that sidewalks be installed, second by Ms. David. There was no public comment. By unanimous vote the motion was approved.

4. Meadowood (LD 2017-05) – Tim Woodrow, Engineer for the Applicant, provided an overview of the retirement community's master plan, recent project approvals and current improvement projects.

Mr. Woodrow provided an overview of a proposed 52-unit development on the north side of the property. Mr. Woodrow presented building elevations, and he commented on the building height, which will require a variance from the Zoning Hearing Board.

Jim Faber, Landscape Architect for the Applicant, commented on the proposed entry feature, hardscape areas, and stormwater management system.

Ms. Quigley commented on basin capacity. Mr. Woodrow noted the applicable drainage areas.

Mr. Faber commented on proposed landscaping.

Mr. Woodrow noted the requested waivers, and outstanding the outstanding items in the Township Engineer's review letter to be addressed by the Applicant. Mr. Woodrow noted the Applicant will meet with the Township Fire Marshal to review emergency vehicle access.

Mr. DeLello commented on building height calculations and the proposed ground-level dwelling unit.

Mr. Todd commented on parking location and pedestrian connectivity.

Mr. Woodrow noted the Applicant will work to revise the plan, and will resubmit the plan for review at a future Planning Commission meeting.

5. September 28 Planning Commission Meeting Agenda – At its September 28, 2017 meeting the Planning Commission will discuss the Center Point Village Zoning Ordinance Assessment, review the Adesso (LD 2017-06) and Himsworth (LD 2017-07) subdivisions, and review the Fairview Village Church of the Nazarene (LD 2017-08) land development. The Planning Commission may also review the Meadowood - Grove (LD 2017-05) land development, if this revised plan is received by the Township.
6. Other Business – There was no other business discussed at this evening’s Business Meeting.

**PUBLIC COMMENT**

- There was no public comment at this evening’s meeting.

**ADJOURNMENT**

There being no further business before the Planning Commission, Mr. Todd adjourned the meeting at 8:29 PM.

Respectfully Submitted:

---

Tommy Ryan  
Township Manager



**WORCESTER TOWNSHIP PLANNING COMMISSION MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490  
THURSDAY, SEPTEMBER 28, 2017, 7:30 PM**

**CALL TO ORDER** by Mr. Todd at 7:31 PM

**ATTENDANCE**

PRESENT:   GORDON TODD                   [X]  
              PAT QUIGLEY               [X]  
              DOUG ROTONDO           [X]  
              CHRIS DAVID             [X]  
              TONY SHERR              [X]  
              RICK DELELLO           [X]

1. August 24, 2017 Meeting Minutes – Ms. Quigley motioned to approve the August 24, 2017 Meeting Minutes, second by Ms. David. There was no public comment. By unanimous vote the motion was approved.
2. Interim Township Planner – Interim Township Planner Jamie Magaziner, Montgomery County Planning Commission, was introduced.
3. Center Point Village Zoning Ordinance – Charlie Schmehl, the Township’s Consultant Planner for the Center Point Village Zoning Ordinance Assessment, presented his initial comments on the proposed ordinance and relevant portions of the Township Code.

Mr. Schmehl commented on the proposed convenience store and fuel station use. Mr. Schmehl noted typical store size and hours, canopy, and dispenser number and location.

Ms. David and Mr. Rotondo noted their opposition to this use. Mr. Rotondo commented on police coverage during overnight hours. Mr. DeLello commented on regulations, and the potential impact on use allowance. There was general discussion regarding traffic attributable to the convenience store and fuel station use, and the possible need for infrastructure improvements, such as roadway widening and intersection signalization.

A majority of Planning Commission Members support the allowance of the convenience store and fuel station use in Center Point Village, subject to reasonable controls as recommended by Mr. Schmehl.

Mr. Schmehl commented on minimum open space and maximum residential density.

There was general discussion on the mix of residential uses and the maximum residential density.

A majority of Planning Commission Members was agreeable to allowing a mix of residential uses, and to permitting a maximum residential density up to 1.75 dwelling units per acre, inclusive of density bonuses.

Mr. Schmehl commented on the scale of non-residential structures. Mr. Schmehl commented on the need for an “anchor store”, and stated a convenience store with fuel station can serve as an anchor store.

There was general discussion regarding the size of non-residential structures.

A majority of Planning Commission Members was agreeable to (1) permitting residential uses on a second story above a non-residential use, (2) permitting non-residential structures up to 15,000 square feet, subject to reasonable controls as recommended by Mr. Schmehl, (3) permitting drive-through windows at bank and pharmacy uses, (4) prohibiting drive-through windows at fast food restaurant uses, and (5) prohibiting flat roofs.

Mr. Schmehl will prepare recommendations for review at a future Planning Commission meeting.

4. Addresso (LD 2017-06) – Joe Estock, Engineer for the Applicant, provided an overview of a proposed two-lot subdivision on Hollow Road. Mr. Estock stated the Applicant will comply with all comments in the CKS review letter dated August 28, 2017. Mr. Estock stated the Applicant is in the process of obtaining required on-lot sewage system approvals.

Ms. David commented on the provision of sidewalks. It was the consensus of the Planning Commission to recommend a deferral of the installation of sidewalks until such time as the Board of Supervisors directs the property owner to install same. Mr. Estock agreed to revise the record plan to include this note.

Mr. Nolan confirmed the Applicant must complete required on-lot sewage system planning before the plan is considered by the Board of Supervisors.

Mr. Sherr motioned to recommend the Board of Supervisors approve the Addresso subdivision as presented, and conditioned upon the Applicant’s compliance with the most recent review letters, and further conditioned on the deferral of sidewalk installation until such time as the Board of Supervisors requires that sidewalks be installed, with this deferral to be included on the record plan, second by Mr. Rotondo. There was no public comment. By unanimous vote the motion was approved.

5. Fairview Village Church of the Nazarene (LD 2017-07) – Jeff Grosstephan, Engineer for the Applicant, provided an overview of a Revised Preliminary/Final Plan of land development for an addition to the existing church on Germantown Pike. Mr. Grosstephan noted a prior version of the plan was approved by Board of Supervisors, and this approval granted several waivers. Mr. Grosstephan stated no additional relief was requested for the current plan.

Mr. Grosstephan stated the Applicant will comply with all comments in the CKS review letter dated August 23, 2017.

Mr. Nolan commented on the removal of a second driveway to Germantown Pike.

Mr. Nolan confirmed the larger addition did not impact stormwater management at the site.

Mr. Sherr motioned to recommend the Board of Supervisors approve the Revised Preliminary/Final Plan of land development for the Fairview Village Church of the Nazarene, conditioned upon the Applicant's compliance with the most recent review letters, second by Ms. Quigley. There was no public comment. By unanimous vote the motion was approved.

6. Himsworth (LD 2017-08) – Mr. Grosstephan, Engineer for the Applicant, provided an overview of a proposed three-lot subdivision at Hollow Road. Mr. Grosstephan stated the Applicant is in the process of obtaining required on-lot sewage system approvals.

Ms. David commented on the proposed waiver of perimeter buffers. It was the consensus of the Planning Commission to require the perimeter buffer at lot 3.

Ms. David commented on the provision of sidewalks. It was the consensus of the Planning Commission to recommend a deferral of the installation of sidewalks until such time as the Board of Supervisors directs the property owner to install same. Mr. Grosstephan agreed to revise the record plan to include this note.

Mr. Grosstephan stated the Applicant will comply with all comments in the CKS review letter dated August 25, 2017.

Mr. Grosstephan noted the Applicant will work to revise the plan, and will resubmit the plan for review at a future Planning Commission meeting.

7. October 26 Planning Commission Meeting Agenda – At its October 26, 2017 meeting the Planning Commission will review the Himsworth (LD 2017-07) subdivision, and the 2750 Morris Road (LD 2017-08) and Stony Creek Village (LD 2017-08) land developments. The Planning Commission may also review the 2044 Berks Road subdivision (LD 2016-05) and the Meadowood Grove (LD 2017-05) land development, if revised plans are received by the Township. The Planning Commission will also review a proposed stormwater management ordinance.
8. Other Business – There was no other business discussed at this evening's Business Meeting.

## **PUBLIC COMMENT**

- There was no public comment at this evening's meeting.

**ADJOURNMENT**

There being no further business before the Planning Commission, Mr. Todd adjourned the meeting at 9:20 PM.

Respectfully Submitted:

---

Tommy Ryan  
Township Manager

**WORCESTER TOWNSHIP PLANNING COMMISSION MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490  
THURSDAY, OCTOBER 26, 2017, 7:30 PM**

**CALL TO ORDER** by Mr. Todd at 7:31 PM

**ATTENDANCE**

PRESENT:	GORDON TODD	[X]
	PAT QUIGLEY	[X]
	DOUG ROTONDO	[X]
	CHRIS DAVID	[X]
	RICK DELELLO	[X]

1. September 28, 2017 Meeting Minutes – Mr. Rotondo motioned to approve the September 28, 2017 Meeting Minutes, conditioned on corrections made to page 1, “Ms. David and Mr. Rotondo noted their opposition”, and to page 3, “October 26 Planning Commission”, second by Ms. Quigley. There was no public comment. By unanimous vote the motion was approved.
2. Himsworth (LD 2017-08) – Jeff Grosstephan, Engineer for the Applicant, provided an overview of a proposed Preliminary/Final Plan of subdivision for three lots on Hollow Road.

Mr. Grosstephan noted the plan was revised to include perimeter landscaping at Lot 3.

Ms. Quigley inquired as to site wetlands. Mr. Grosstephan noted he had provided the information requested by the Township Engineer.

Ms. Quigley inquired as to the deferral of sidewalks. Joe Nolan, Township Engineer, stated the deferral would be included in the approval resolution, and a note added to the record plan.

Ms. Quigley motioned to recommend the Board of Supervisors approve the Himsworth subdivision as presented, and conditioned upon the Applicant’s compliance with the most recent review letters, and further conditioned on the deferral of sidewalk installation until such time as the Board of Supervisors requires that sidewalks be installed, with this deferral to be included on the record plan, second by Ms. David. There was no public comment. By unanimous vote the motion was approved.

3. Advanced Realty (LD 2017-09) – Robert Irick, Engineer for the Applicant, provided an overview of a proposed revised Preliminary/Final Plan of land development at an existing industrial facility at 2750 Morris Road.

Mr. Irick reviewed items included in the review letters issued by the Township Engineer, Township Traffic Engineer and Montgomery County Planning Commission.

Mr. DeLello commented on the proposed loading dock improvements. Duane Horne, Property Manager, commented on tenant fit-out requirements at this portion of the facility. Mr. Ryan commented on permitted uses in this zoning district, and the use and occupancy permitting process.

Mr. Todd commented on previously-required landscaping. Mr. Nolan confirmed the landscaping had been installed as required.

Ms. Quigley commented on steep slope locations. Mr. Irick confirmed steep slopes are not situated in the application's area of improvement.

Mr. DeLello commented on the review letter issued by the Township Traffic Engineer. Mr. Irick stated the Applicant will comply with all items in this review letter.

Mr. Rotondo motioned to recommend the Board of Supervisors approve the Advanced Realty land development as presented, and conditioned upon the Applicant's compliance with the most recent review letters, second by Ms. David.

Michelle Greenawalt, Worcester, commented on development impact to neighboring properties.

By unanimous vote the motion was approved.

4. Stony Creek Village (LD 2017-10) – Carl Weiner, Attorney for the Applicant, provided an overview of a proposed Final Plan of land development for an office, restaurant and retail development at Township Line Road and North Wales Road.

Cornelius Brown, Engineer for the Applicant, noted that proposed was the same as that approved as a preliminary plan, absent revisions required by the NPDES permit and possible frontage and site access configuration.

Mr. Brown reviewed items included in the review letters issued by the Township Engineer and the Montgomery County Planning Commission.

Mr. Brown noted that McMahon Associates was the project's traffic engineer. Mr. Brown commented on traffic-related issues to be addressed, which include frontage and site access configuration.

Mr. Brown confirmed there is no proposed revision to the sanitary sewer connection.

Mr. Weiner commented on the status of relief previously-granted by the Zoning Hearing Board.

Mr. DeLello commented on projected sanitary sewer flows. Mr. Weiner commented on the data submitted to the Pennsylvania Department of Environmental Protection, and on past Planning Module studies.

Mr. DeLello commented on the relief previously-granted by the Zoning Hearing Board.

Kim McClintock, Worcester, commented on right-of-way and frontage improvements. Mr. Nolan will review the approved preliminary plan, proposed final plan, and existing site conditions in this regard.

Michael Holsonback, Worcester, commented on as-built plans.

Bill Goulding, Worcester, commented on the provision of sidewalks, and on the sanitary sewer oversight agreement between the Township and AQUA.

Review of the application will continue at a future Planning Commission meeting.

5. November 9 Planning Commission Meeting Agenda – At its November 9, 2017 meeting the Planning Commission discuss the Center Point Village Zoning Ordinance assessment, and will review the Stony Creek Village (LD 2017-10) land development. The Planning Commission may also review the 2044 Berks Road subdivision (LD 2016-05) and the Meadowood Grove (LD 2017-05) land development, if revised plans are received by the Township.
6. Stormwater Management Ordinance – Mr. Ryan provided an overview of revisions made to this ordinance subsequent to the Members’ previous recommendation to the Board of Supervisors.

Mr. Rotondo motioned to recommend the Board of Supervisors approve the proposed stormwater management ordinance, the 9<sup>th</sup> version dated October 19, 2017, second by Ms. Quigley. There was no public comment. By unanimous vote the motion was approved.

7. Other Business – There was no other business discussed at this evening’s Business Meeting.

## **PUBLIC COMMENT**

- There was no public comment at this evening’s meeting.

**ADJOURNMENT**

There being no further business before the Planning Commission, Mr. Todd adjourned the meeting at 8:25 PM.

Respectfully Submitted:

---

Tommy Ryan  
Township Manager



**WORCESTER TOWNSHIP PLANNING COMMISSION MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490  
THURSDAY, NOVEMBER 9, 2017, 7:30 PM**

**CALL TO ORDER** by Mr. Todd at 7:31 PM

**ATTENDANCE**

PRESENT:	GORDON TODD	[X]
	PAT QUIGLEY	[X]
	CHRIS DAVID	[X]
	TONY SHERR	[X]
	RICK DELELLO	[X]

1. October 26, 2017 Meeting Minutes – Mr. Sherr motioned to approve the October 26, 2017 Meeting Minutes, conditioned on corrections made to page 2, item 3, to denote that Mr. Rotondo made the motion, and to page 3, item 6, the capitalization of “stormwater”, second by Ms. Quigley. There was no public comment. By unanimous vote the motion was approved.
2. Center Point Village Zoning Ordinance – Charlie Schmehl, the Township’s Consultant Planner for the Center Point Village Zoning Ordinance Assessment, presented his recommendations for Member comment.

Ms. Quigley commented on the convenience store and gas use. Mr. Schmehl commented on the allowance of this use in an historic district, and noted controls needed to better site this use in these districts. Mr. Todd expressed his opposition to the gas pump use. Mr. DeLello commented on the use allowance under current Township Code, and the potential to more effectively control the use under the proposed ordinance. Ms. David expressed her opposition to the gas pump use. The consensus of the Members was to not include a convenience store and gas pump use in the proposed ordinance, and to revise current Township Code to address any development concerns on this front.

Ms. Quigley commented on methods to “break-up” the appearance of larger buildings and groups of buildings. Mr. Schmehl noted the use of different materials, staggered setbacks and breezeways.

The Members commented on multi-use structures. The consensus of the Members was to permit residential uses atop non-residential uses.

Mr. Todd commented on the residential density bonus. Mr. Schmehl noted the allowance of 1.75 dwelling units per acre, when utilizing certain bonus criteria, was appropriate. Mr. Schmehl commented on the location of preserved open spaces on larger parcels.

Mr. Schmehl commented on major home occupations in larger dwelling units. Mr. Todd commented on owner-occupation requirements at these units.

Mr. DeLello commented on the permitted residential density and the percentage of open space the Township may require to be preserved. Mr. Schmehl noted the Township Solicitor need review this matter.

Mr. Todd commented on the location of the proposed townhome units at the Palmer property. Mr. Schmehl noted that, based on the concept plan, a good portion of these units will be hidden from the Valley Forge Road and Skippack Pike viewsheds given existing topography and the proposed non-residential structures, respectively. Mr. Schmehl noted architectural features that may be utilized to further soften the impact of these buildings.

Ms. David commented on open space encumbered by wetlands. Mr. Schmehl noted these areas should be credited toward the open space requirement, but recommended this be calculated at a discounted rate to be established by the Township.

Mr. DeLello commented on permitted building height for non-residential structures. Mr. Schmehl recommended a forty-five foot height limit, so to allow for a third story.

There was general discussion regarding appropriate yield for residential uses.

Jim Mollick, Worcester, commented on the viability of the proposed ordinance, current and past planning efforts and expenses, the allowance of a convenience store and gas use, current development in other municipalities, and Supervisor-Elect DeLello serving on the Planning Commission.

E. Van Rieker, Consultant for the owners of the Palmer property, commented on the allowance of a convenience store and gas use. Mr. Rieker noted the utilization of fencing, knee walls, period-appropriate street lamps, canopies, berms and landscaping. Mr. Rieker stated his client was agreeable to residential density of 1.75 dwelling units per acre, with a total yield of 85 dwelling units at the property.

Kim David, Worcester, commented on mixed-use development, and on the convenience store and gas use.

Michelle Greenawalt, Worcester, commented on the convenience store and gas use, and on Supervisor-Elect DeLello serving on the Planning Commission.

Mr. Schmehl will revise his assessment to incorporate comments at this evening's meeting, and he will present the assessment at a future Board of Supervisors meeting.

3. Stony Creek Village (LD 2017-10) – Carl Weiner, Attorney for the Applicant, provided an overview of a proposed Final Plan of land development for an office, restaurant and retail development at Township Line Road and North Wales Road. Mr. Weiner commented on relief previously-granted by the Zoning Hearing Board.

Joe Nolan, Township Engineer, confirmed the proposed Final Plan and the approved Preliminary Plan were identical as to right-of-way and associated frontage improvements.

Dean Carr, Traffic Engineer for the Applicant, commented on trip generation, site access at North Wales Road, and possible improvements to Township Line Road recently proposed by PennDOT.

Ms. Quigley motioned to recommend the Board of Supervisors approve the Stony Creek Village Final Plan of land development as presented, and conditioned upon the Applicant's compliance with the most recent review letters, second by Mr. Sherr.

Kim McClintock, Worcester, commented on the property's lot area, right-of-way at the North Wales Road frontage, proposed Township Line Road improvements, site lighting, existing vegetation, proposed berms, and sidewalks at the North Wales Road frontage. Sharon Hoffman, Worcester, commented on traffic volumes on North Wales Road.

By unanimous vote the motion was approved.

4. December 14 Planning Commission Meeting Agenda – At its December 14, 2017 meeting the Planning Commission will discuss the Meadowood Grove land development (LD 2017-05) and the Montgomery County / Rothenberger subdivision (LD 2017-11). The Planning Commission may also review the 2044 Berks Road subdivision (LD 2016-05), if this revised plan is received by the Township, or if a review period extension is not received.
5. Other Business – There was no other business discussed at this evening's Business Meeting.

#### **PUBLIC COMMENT**

- Dr. Mollick commented on Supervisor-Elect DeLello serving on the Planning Commission.

#### **ADJOURNMENT**

There being no further business before the Planning Commission, Mr. Todd adjourned the meeting at 9:10 PM.

Respectfully Submitted:

---

Tommy Ryan  
Township Manager

**WORCESTER TOWNSHIP PLANNING COMMISSION MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490  
THURSDAY, DECEMBER 14, 2017, 7:30 PM**

**CALL TO ORDER** by Mr. Todd at 7:33 PM

**ATTENDANCE**

PRESENT:	GORDON TODD	[X]
	PAT QUIGLEY	[X]
	DOUG ROTONDO	[X]
	CHRIS DAVID	[X]
	TONY SHERR	[X]
	RICK DELELLO	[X]

1. November 9, 2017 Meeting Minutes – Mr. Sherr motioned to approve the November 9, 2017 Meeting Minutes as presented, second by Ms. David. There was no public comment. By unanimous vote the motion was approved.
2. Montgomery County / Rothenberger (LD 2017-11) – Tommy Ryan, Township Manager, provided an overview of Zoning Hearing Board approval for a change in non-conforming use at this property, and he noted the conditions to this approval.

Michael Stokes, Montgomery County, commented on the land acquisition history at the Peter Wentz Farmstead, and the proposed uses to be located at that portion of the Rothenberger property to be acquired by the County. Mr. Stokes provided an overview of the proposed subdivision, and the consolidation of parcels.

Tom Bonner, Montgomery County, noted the Applicant will comply with all comments in the standing review letters. Mr. Bonner noted the Applicant and PECO will establish an access easement that encompasses the existing driveway.

Rick DeLello commented on the consolidation of parcels. Mr. Bonner noted the consolidation of the County-owned parcels, as required by the Zoning Hearing Board approval, and he spoke to the potential consolidation of the Rothenberger-owned parcels.

Mr. Sherr motioned to recommend the Board of Supervisors approve the Preliminary/Final plan of subdivision for the Montgomery County / Rothenberger subdivision, conditioned upon the Applicant's compliance with the most recent review letters, second by Ms. Quigley.

Michelle Greenawalt, Worcester, commented on the benefits of the proposed subdivision.

By unanimous vote the motion was approved.

3. Center Square Golf Course (LD 2017-12) – Mr. Ryan commented on the July 2017 Stipulation Agreement for this development, the proposed addendum to the Agreement to be considered by the Board of Supervisors at the December 20 Business Meeting, the status of plan submission, and plan components to be reviewed by the Planning Commission.

Mr. Ryan noted the Planning Module Component 4A was reviewed by staff and the Township Engineer, and was ready for Planning Commission consideration. Mr. Ryan noted Component 4B and Component 4C had been approved by the Montgomery County Planning Commission and the Montgomery County Health Department, respectively.

Mr. DeLello commented on Valley Green Wastewater Treatment Plant capacity to accommodate the proposed development, and future connections to neighboring properties.

Mr. Sherr motioned to approve the Planning Module Component 4A for the Center Square Golf Course subdivision, second by Ms. Quigley. There was no public comment. The motion passed 4-1, with Mr. Rotondo voting no.

4. January 25 Planning Commission Meeting Agenda – At its January 25, 2018 meeting the Planning Commission will discuss the Meadowood Grove land development (LD 2017-05) and the Center Square Golf Course subdivision (LD 2017-12). The Planning Commission may also review the 2044 Berks Road subdivision (LD 2016-05) and the Palmer subdivision (LD 2017-01), if these revised plans are received by the Township, or if a review period extension is not received.
5. Other Business – There was no other business discussed at this evening's Business Meeting.

## **PUBLIC COMMENT**

- Ms. Greenawalt commented on the efforts of the Center Square Golf Course developer and neighboring property owners to address buffer and sanitary sewer issues.

## **ADJOURNMENT**

There being no further business before the Planning Commission, Mr. Todd adjourned the meeting at 8:08 PM.

Respectfully Submitted:

---

Tommy Ryan  
Township Manager