

**WORCESTER TOWNSHIP PLANNING COMMISSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490
THURSDAY, APRIL 28, 2022, 7:00 PM**

CALL TO ORDER by Mr. Sherr at 7:00 PM

ATTENDANCE

PRESENT:	TONY SHERR	[X]
	LEE KOCH	[X]
	BOB ANDORN	[X]
	MICHELLE GREENAWALT	[X]
	MICHAEL HOLSONBACK	[]
	JENNIFER TAYLOR	[X]

1. **Approval of March 24, 2022 Minutes**- Mr. Koch made a motion to approve the March 24, 2022 Meeting Minutes, seconded by Ms. Greenawalt. By unanimous vote the motion was approved.
2. **Sewer Module – 2083 Bustard Road**- Mr. Sherr asked the applicant’s engineer to give a brief overview of this project. Mr. Joseph Valentine, VW Consultants, LLC provided a brief overview of the project and explained that this received approval awhile back but the project never went through the 537 process and that is why they are seeking approval tonight. Mr. Sherr noted that the Township Engineer had no issues with the project. Mr. John Evarts, CKS Engineers was in attendance and confirmed there was no issues.

Ms. Greenawalt made a motion to recommend approval for the sewer module for 2083 Bustard Road. The motion was seconded by Mr. Koch. By unanimous vote the motion was approved.

3. **LD-2021-02- Huganir- Preliminary Plan & Sewer Module**- Mr. Sherr asked the applicant and the applicant’s engineer to give a brief overview of this project. The applicant, Mr. Michael Clement, and the applicant’s engineer, Mr. Nicholas Feola, Bursich Associates, Inc. gave an overview of the project. Mr. Clement started off his presentation to announce that they received approval from the Zoning Hearing Board for a variance for front yard setbacks. He also explained that otherwise this project is a by-right plan. Mr. Andorn asked about the conditions that were placed on the approval for the variance. Mr. Clement explained the conditions and stated that they can comply with all of them.

Mr. Sherr asked about the off-site roadway improvements that were mentioned in the review. The applicant explained that they are willing to work with the Township on this. Mr. Feola explained that problem is the sight distance looking left on the intersection and it is caused by trees and shrubs on a private property. Assistant Township Manager, Stacy Crandell explained that the Township will work with the property owners to address this matter. Mr. Clement and Mr. Feola explained that they are willing to work with the Township on this.

Mr. Sherr asked Ms. Crandell to go over some items. Ms. Crandell explained that the Board of Supervisors will be working with the applicant to determine an appropriate amount for a fee in lieu for the trees. This fee received from this project will be used for landscaping for the Valley Forge Corridor Road Improvement Project. Mr. Andorn commented that he did not believe it was fully documented on the plan how many trees were being cut down as in the plan it stated that the applicant would keep as many trees as they could. Mr. Clement addressed the trees and explained they have on the plan the limit of disturbance to show what trees will need to be removed.

Ms. Crandell discussed and gave the option to the Planning Commission that instead of deferring the sidewalks, curbing, etc., there could be a consideration for a fee in lieu of. The fee would be determined by the Township Engineer and then go to the Board of Supervisors for approval. Mr. Andorn asked about the sidewalks and asked why they are not on both sides of the street. He explained that in the past the Township has been deferring this requirement and is making it harder to have a more walkability community. Mr. Sherr agreed with Mr. Andorn's comments. Ms. Greenawalt explained that she does not believe people use the sidewalk even when they are provided. Mr. Clement explained that less imperious coverage is better, however he is willing to do whatever the Township would like them to do whether it is a fee in lieu of, or putting sidewalks on both sides.

Ms. Crandell also explained that this project is addressing some issues that the Township has been trying to resolve for over 20 years. This includes the drainage issues on Valley Forge Road as well as at the intersection of Nicole Drive and Artmar Road as well as emergency access for Windy Hill and Artmar.

Mr. Koch asked about street lighting. Mr. Clement and Mr. Feola explained there will be a lamp post on each driveway per the Township Engineer's recommendation. It was explained there is no street lights proposed.

Mr. Brian Olszak, Montgomery County Planner, asked to address one item in the County review letter regarding the width of the road. He believes that due to the fact that is only an eight-lot subdivision that the Township could consider changing the road width from 32 feet to 28 feet. Mr. Olszak stated that this could help with any traffic calming, however he understood that it was a small development with a cul-de-sac. Mr. Clement stated that he is willing to do whatever the Township would like him to do regarding the width of the roadway.

Ms. Taylor stated that detention basin on the plan states that it is going to be maintained by the property owner of that parcel. She just inquired how that was going to work and what guidance this property owner would receive. Mr. Clement explained that there will be an agreement with the homeowners and they will be provided documentation on instructions on how to maintain it. Mr. Olszak also asked for clarification that the basin is on two properties but one property will be maintaining it. Mr. Clement stated that is correct. Mr. Sherr asked how was this was going to be monitored. Mr. Evarts explained that there are requirements from the Township for their MS4 reports and that is how this will be monitored.

Ms. Greenawalt asked about the properties that will be retained by Mr. Hujanir and if there were any plans for those parcels. Mr. Clement stated that there is no plans at this time for those parcels.

Mr. Koch made a motion to recommend approval of the preliminary plan for LD 2021-02-Hujanir with the recommendation to have the fee in lieu for the sidewalks rather than deferring them. The motion was seconded by Ms. Greenawalt. The motion passed 4-1, with Mr. Andorn voting no. Mr. Andorn stated that he is generally in favor of this plan, he is only not voting for it because he believes there should be sidewalks.

Mr. Sherr asked Mr. Evarts if there were any issues with the sewer module for this project. Mr. Evarts stated that there were no issues. Mr. Koch made a motion to recommend approval for the sewer module for LD 2021-02- Hujanir. The motion was seconded by Ms. Greenawalt. By unanimous vote the motion was approved.

4. **Ordinance 2022-290- Clean-up Ordinance**- Mr. Sherr gave an overview of the elements in the clean-up ordinance. Ms. Taylor asked why for accessory dwelling units that it needed to be attached. Mr. Andorn asked how the Township was going to enforce the tobacco-free recreation areas. Mr. Koch agreed with Mr. Andorn. Ms. Crandell explained that it was an initiative that other municipalities have already passed and stated that once it is passed signs will be posted in recreation areas. Ms. Taylor stated that she understood the enforcement question but thought you have to start somewhere.

Mr. Sherr asked about the definition of family. There was discussion regarding why this was in the ordinance and if this had to do with the number of group homes moving into the area. The members were all in agreement that they wanted more information about that provision in the ordinance.

There was no vote and they wanted to table the matter until they were given more information about the definition of family. The members stated that other than the definition of family, they were generally in favor of the other provisions in the ordinance.

5. **Review of the Comp Plan**- Ms. Olszak gave an overview of the Transportation and Mobility and Community Character chapters. Mr. Andorn asked about the complete streets initiative and how does the Township implement this. Mr. Andorn also commented that he had a concern about trails in the Township and what planning is being done. He explained that his concern is for example the Defford Park Trail does not go anywhere. Ms. Crandell explained that the Township was able to receive a grant for this trail and when funding is available the Township tries to construct portions of trails that will eventually connect to other trails and trail networks, for example the Liberty Bell Trail. Mr. Olszak stated that the Township may want to look to update their Greenways Plan (2004) and Open Space Plan (2006) to address how the Township can look to partner and connect to other regional trails.

6. **Discussion on the May 26th Meeting Agenda-** Ms. Crandell gave an overview of the items on the May Agenda including the review of the Comp Plan Chapters- Preservation, Open Space, Environmental & Infrastructure, Governance and Public Services, and Land Use & Growth Management. Right now, there is nothing else to go on the agenda at this time.

OTHER BUSINESS - None.

PUBLIC COMMENT- None.

ADJOURNMENT

There being no further business before the Planning Commission, Mr. Sherr adjourned the meeting at 8:31pm.

Respectfully Submitted:

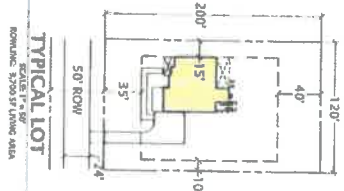
Stacy E. Crandell
Assistant Township Manager

DRAFT

PROPERTY DATA:
 GROSS TRACT AREA: 43.2 AC
 ULTIMATE ROW: 4.8 AC
 ADJUSTED TRACT AREA: 43.0 AC

ZONING REQUIREMENTS (OPTION 1 NEIGHBORHOOD LOTS)

REQUIREMENT	REQUIRED	PROPOSED
MIN. LOT AREA:	18,000 SF	24,000 SF
MIN. AT STREET LINE:	40'	100'
MIN. FRONT YARD:	35'	110'
MIN. SIDE YARD:	40'	35'
MAX. BUILDING SURFACE:	10,731 SQ. FT.	10,731 SQ. FT.
MIN. OPEN SPACE:	357.5 STORIES	258,000 SQ. FT.
	(\$500 AT 17.8 AC)	43,572.3 STORIES
		420.2 AC (27M)

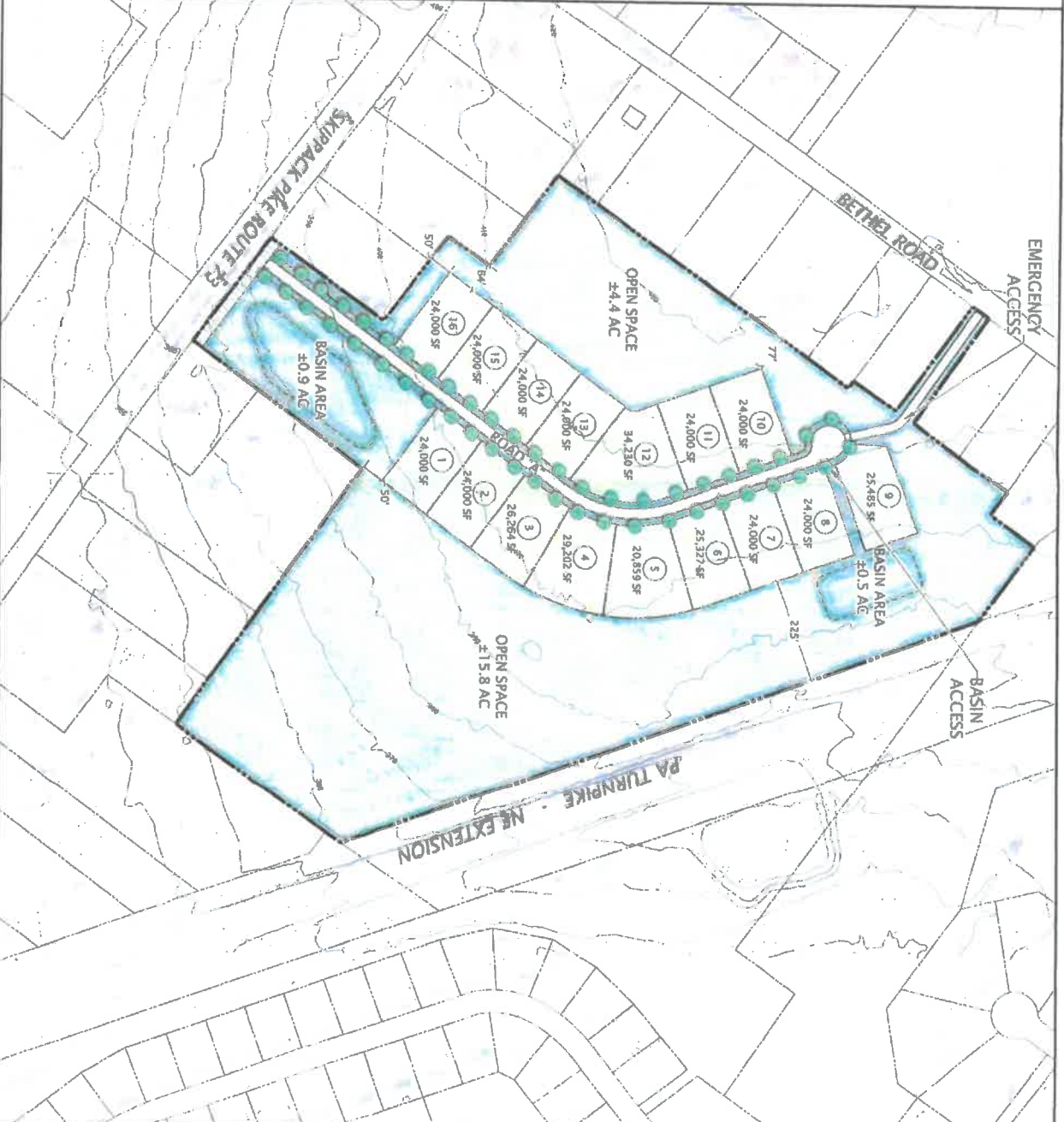


SITE ASSUMPTIONS:

1. EXISTING ADJACENT TO THE WEST AND SOUTH.
2. EXISTING ADJACENT TO THE EAST AND SOUTH.
3. EXISTING ADJACENT TO THE WEST AND SOUTH.
4. EXISTING ADJACENT TO THE WEST AND SOUTH.
5. EXISTING ADJACENT TO THE WEST AND SOUTH.
6. EXISTING ADJACENT TO THE WEST AND SOUTH.
7. EXISTING ADJACENT TO THE WEST AND SOUTH.
8. EXISTING ADJACENT TO THE WEST AND SOUTH.
9. EXISTING ADJACENT TO THE WEST AND SOUTH.
10. EXISTING ADJACENT TO THE WEST AND SOUTH.
11. EXISTING ADJACENT TO THE WEST AND SOUTH.
12. EXISTING ADJACENT TO THE WEST AND SOUTH.
13. EXISTING ADJACENT TO THE WEST AND SOUTH.
14. EXISTING ADJACENT TO THE WEST AND SOUTH.
15. EXISTING ADJACENT TO THE WEST AND SOUTH.
16. EXISTING ADJACENT TO THE WEST AND SOUTH.

SOURCES:

1. THE PLAN IS THE EXCLUSIVE PROPERTY OF ESE CONSULTANTS, INC. AND NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.
2. THE PLAN IS THE EXCLUSIVE PROPERTY OF ESE CONSULTANTS, INC. AND NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.
3. THE PLAN IS THE EXCLUSIVE PROPERTY OF ESE CONSULTANTS, INC. AND NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.
4. THE PLAN IS THE EXCLUSIVE PROPERTY OF ESE CONSULTANTS, INC. AND NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.
5. THE PLAN IS THE EXCLUSIVE PROPERTY OF ESE CONSULTANTS, INC. AND NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.
6. THE PLAN IS THE EXCLUSIVE PROPERTY OF ESE CONSULTANTS, INC. AND NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.
7. THE PLAN IS THE EXCLUSIVE PROPERTY OF ESE CONSULTANTS, INC. AND NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.
8. THE PLAN IS THE EXCLUSIVE PROPERTY OF ESE CONSULTANTS, INC. AND NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.
9. THE PLAN IS THE EXCLUSIVE PROPERTY OF ESE CONSULTANTS, INC. AND NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.
10. THE PLAN IS THE EXCLUSIVE PROPERTY OF ESE CONSULTANTS, INC. AND NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.



OPTION 1 NEIGHBORHOOD PLAN "J"
16 (24,000 SF) SINGLE FAMILY LOTS
ZACHARCZUK
 WORCESTER TOWNSHIP, MONTGOMERY COUNTY, PA



PLAN SUMMARY:
 16 (24,000 SF) LOTS
 2.1 ABLP NEW CANTON
 2.450' D. BURROCK'S ACCESS
 2.1.4 AC BASIN AREA

SITE DATA:
 ADDRESS: 1211 BIRCHWOOD DRIVE
 ADDRESS: CARLETON, PA 19426
 MAILING: 47-03-018

OFFICE DATA:
 PROJECT NUMBER: 19377
 DATE: 2022.10
 SCALE: 1" = 100'
 DRAWN BY: BAO