

**WORCESTER TOWNSHIP
PLANNING COMMISSION
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
THURSDAY, July 27, 2006 7:30 PM**

MEETING MINUTES

ATTENDANCE

Present:

Rob Hayes

Pat Quigley

Gordon Todd

Absent:

Frank D'Lauro

Bill Fox

Guests: 2 members of the public

1. REVIEW OF THE JUNE 22, 2006 MINUTES

A motion by Mr. Hayes, seconded by Ms. Quigley, and passed unanimously to approve the minutes of June 22, 2006.

2. REVIEW WORCESTER 4-LOT SUBDIVISION

Mr. Todd presented the 4-lot subdivision to the Planning Commission. There are 3 existing lots that will be reduced and turned into 4 that will be treated as a lot-line change. The Planning Commission considered the possibility of trails coming through that property in the future and how that would affect the current lots. They discussed having a land feature to separate the lots from surrounding property.

A motion by Mr. Todd seconded by Ms. Quigley, passed unanimously to recommend approval of the Worcester 4-lot subdivision as proposed with the following conditions: 1) with waivers requested and 2) the addition of a split rail fence across the rear of the property.

3. REVIEW BEAN LOT LINE

This property is on Trooper Road and is a "legal lot" of Worcester that overlaps into East Norriton Township. They are going to be creating 2 lots out of one.

A motion by Mr. Todd seconded by Ms. Quigley, passed unanimously to recommend approval of the Bean Lot Line modification, subject to further review of the Township Solicitor.

4. OTHER BUSINESS

Mr. Todd handed out copies of other townships Sign Ordinance for the Planning Commission to review. They will discuss signs at their next Work Session. Mr. Bustard suggested the Planning Commission also address temporary political signs.

Mr. Hayes informed the Planning Commission that the Historical Structure Preservation Committee is working on a Demolition Permit/ Ordinance. The Planning Commission will address this ordinance at their next Work Session.

5. ADJOURNMENT

There being no further business to come before this committee, the public organizational meeting of the Worcester Township Planning Commission was adjourned by Mr. Todd at 8:40 PM.