

**WORCESTER TOWNSHIP PLANNING COMMISSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490
THURSDAY, JULY 26, 2018, 7:30 PM**

CALL TO ORDER by Chair Todd at 7:30 PM

ATTENDANCE

PRESENT: GORDON TODD [X]
 DOUG ROTONDO [X]
 MICHELLE GREENAWALT [X]
 MICHAEL HOLSONBACK [X]

1. June 26, 2018 Meeting Minutes – Consideration of the June 26, 2018 Meeting Minutes was tabled so to review if the minutes included all Planning Commission recommendations regarding the proposed Center Point Village Zoning Ordinance.

2. Center Point Village Ordinance – Chair Todd and Ms. Greenawalt noted they did not like the ordinance in its current form.

Chair Todd commented on the ordinance objectives as noted in the intent section, and on the objectives applicability to the Palmer property.

Chair Todd commented on permitted housing types, in specific the allowance of single-family attached units and twin units.

Chair Todd commented on development of the Palmer property and the utilization of the Growing Greener provisions of the Township Code.

Ms. Greenawalt commented on the marketability of dwelling units in close proximity to commercial uses. Mr. Ryan commented on an ordinance’s allowance of options, and on the market establishing that which is viable product.

There was general discussion regarding students generated by housing type. Mr. Ryan noted student projection statistics utilized by the Methaction School District.

Ms. Greenawalt commented on the Township’s rezone of properties and the potential financial gain for affected private Property Owners. Mr. Ryan stated it was inappropriate for Members of the Planning Commission to consider the financial gain of private Property Owners as part of the their review of subdivision and land development applications.

Chair Todd commented on the Growing Greener subdivision process, and on property site visits.

Chair Todd will draft a proposed ordinance and forward this to Mr. Ryan. The information will be reviewed at the August 15 Work Session of the Board of Supervisors.

Ms. Greenawalt commented on the number of permitted fueling stations.

Jim Mollick, Worcester, commented on permitted residential density noted in the *Center Point Vision Plan*, students generated by housing type, and the utilization of Transfer Development Rights.

3. Gambone – Conestoga Lane (LD 2018-03) – Mr. Ryan provided an overview of a Preliminary/Final Plan of Lot Consolidation for a residential property at Conestoga Lane.

Mr. Holsonback motioned to recommend the Board of Supervisors approve the Preliminary/Final Plan of Lot Consolidation for Gambone - Conestoga Lane, conditioned on compliance with the standing review letters, second by Ms. Greenawalt. There was no public comment. By unanimous vote the motion was approved.

4. August 23 Planning Commission Meeting Agenda – At its August 23 meeting the Planning Commission will review the 2044 Berks Road subdivision (LD 2016-05), and the Griffith plan of lot consolidation (LD 2018-04).

5. Other Business – There was no additional business discussed at this evening's meeting.

PUBLIC COMMENT

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

ADJOURNMENT

There being no further business before the Planning Commission, Chair Todd adjourned the meeting at 8:22 PM.

Respectfully Submitted:

Tommy Ryan
Township Manager