

**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:

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Tommy Ryan  
Township Manager