WORCESTER TOWNSHIP
BOARD OF SUPREVISORS & PLANNING COMMISSION JOINT MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
MONDAY, APRIL 7th, 2014 8:00 A.M.

CALL TO ORDER

The regularly scheduled joint meeting of the Board of Supervisors & Planning Commission was called to order by Mr. Arthur Bustard at 8:04 A.M.

ATTENDANCE

PRESENT:

Arthur Bustard	Chairman: Board of Supervisors
Steve Quigley	Member: Board of Supervisors
Gordon Todd	Chairman: Planning Commission
Chris David	Member: Planning Commission
Tony Sherr	Member: Planning Commission
Matthew Schelly	Montgomery County Planning Commission
James J. Garrity, Esq.	Township Solicitor
Joseph J. Nolan, P.E.	Township Engineer
F. Lee Mangan	Township Manager
Tiffany M. Loomis	Director of Planning & Zoning

ABSENT:

Susan Caughlan	Vice Chairman: Board of Supervisors
Pat Quigley	Vice Chairman: Planning Commission
Doug Rotondo	Member: Planning Commission
Eunice Kriebel	Township Assistant Manager/ Treasurer
Julie Lanzillo	Director of Parks & Recreation

GUESTS:
None

1. ZONING AMENEMENT ORDINANCE - STATUS UPDATE

- CONSERVATION SUBDIVISION ORDINANCE

  Mr. Todd summarized what changes are proposed for the Conservation Subdivision including grammar changes & minor subdivision language.

  Mr. Bustard requested that draft language be provided for discussion at a future date. Mr. Todd and the Planning Commission were in agreement.

  Mr. Todd explained that the main area of contention is whether the Growing Greener Ordinance is a requirement or an option. Currently the Planning Commission is reviewing the ordinance.

  Mr. Bustard confirmed that this ordinance was enacted 6 years ago.

Mr. Quigley commented on the shall vs. may language and compared this language to guilty vs. not guilty. He is aware that many of the large land owners have an issue with the Growing Greener Ordinance being deemed as a requirement.

Mr. Quigley referenced the previous hearing held for the Growing Greener Ordinance, how this ordinance affects the value of a property owner's land, and DEP's preference for public sewer to be installed throughout the Township.

Mr. Todd commented that the major land owners of the Township are not presently developing.

Mr. Quigley discussed cluster developments vs. estate lot developments. Due to the changing economy many individuals are interested in cluster developments.

Mr. Todd addressed overlay ordinances. Mr. Garrity confirmed that overlay districts are binding and apply when included in the code.

Discussion and questions ensued.

Mr. Todd confirmed that the Planning Commission will move forward as directed.

Mr. Quigley addressed high density housing.

- HISTORIC ORDINANCE
  Mr. Todd confirmed that the Planning Commission is re-thinking it approach regarding the proposed Historic Ordinance due to the public's requests.

  Mr. Quigley commented that it is important to listen to the public requests regarding these types of issues.

The Board of Supervisors and Planning Commission agreed to cancel the May 5th, 2014 joint meeting.

Center Point Village Planning will be discussed at the August 4th, 2014 joint meeting.

2. APPROVAL OF JOINT MEETING MINUTES

A motion by Mr. Quigley for approval of the minutes for the joint meeting held on November 4th, 2013, seconded by Mr. Todd, was passed unanimously.

Dr. Mollick commented that the minutes to not accurately reflect what occurred at the meeting.

3. PUBLIC COMMENT

Dr. Mollick commented on the Planning Commission's minutes and does not agree with the current format used for the minutes.

Dr. Mollick commented on the Growing Greener Ordinance and believes that the ordinance is optional.

Mr. Bustard commented that it was the intention of the Township to have the Growing Greener Ordinance as an ordinance requirement. He clarified that there is a difference of an opinion on whether it is required or not.

Mr. Garrity clarified that the Growing Greener Ordinance file indicates that the ordinance was and is intended to be a requirement. He referenced the Mrs. Allen's court challenge to the ordinance indicates that the ordinance is mandatory.

Mr. Bustard is in agreement with Mr. Garrity's assessment.

Mr. Garrity, Dr. Mollick, Mr. Bustard, Mr. Quigley, and Mr. Todd discussed the differences between the language between may vs. shall.

Mr. Todd commented on housing types located throughout the Township.

Dr. Mollick commented on smaller lots that are unable to have pools.

Mr. Todd used wetlands as an example to show there are types of land that cannot be developed due to the common good.

Dr. Mollick would like to see less governmental regulation in everyone's lives.

4. ADJOURNMENT

There being no further business to come before this joint committee, the meeting of the Worcester Township Board of Supervisors & Planning Commission was adjourned by Mr. Arthur Bustard, at 8:42 A.M.

WORCESTER TOWNSHIP
PLANNING COMMISSION WORK SESSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
1031 VALLEY FORGE ROAD
WORCESTER, PA
Thursday, April 10th, 2014 7:30 P.M.

CALL TO ORDER
The regularly scheduled meeting of the Planning Commission was called to order by Mr. Gordon Todd at 7:37 P.M.

ATTENDANCE
PRESENT:

Mr. Gordon Todd	Chairman
Ms. Pat Quigley	Vice Chairman
Ms. Chris David	Member
Mr. Anthony R. Sherr	Member
Ms. Tiffany M. Loomis	Director of Planning & Zoning
Mr. Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

ABSENT:

Mr. Doug Rotondo	Secretary

GUESTS:
Ms. Michelle Jackson-Greenawalt, Locust Drive Resident
Mr. Robert Andorn: Valley Forge Road Resident

1. **ZONING ORDINANCE AMENDMENT**
HISTORIC ORDINANCE

Mr. Gordon Todd would suggested to the Planning Commission to go back to the drawing board regarding offering different options & locations.

Mr. Matthew Schelly suggested adding more locations that are location oriented, instead of year/ age designation.

Mr. Todd explained that he would like the Planning Commission to take a look at overlay ordinances and explained the demolition permit process.

There was open discussion amongst the Planning Commission members as to how to move forward with the proposed Historic Ordinance.

A majority of the discussion was focused on educating the general public and to what is needed to accomplish that task.

Forced governmental action was discussed.

Discussion and questions ensued.

SIGNAGE
The Planning Commission discussed at length as to what has occurred since the signage ordinance has been changed.

Mr. Todd directed Ms. Tiffany Loomis to locate the proposed amendments and the Planning Commission will discuss at a later date.

Discussion and questions ensued.

INVASIVE SPECIES
Ms. Pat Quigley informed the Planning Commission that she has done a lot of research on this matter. She suggested that the proposed ordinance language go broader or become much more specific and educated the Planning Commission on the subject matter.

Ms. Quigley will further research the matter and specifically focus on bamboo and more examples.

IN-LAW SUITE(s)
The Planning Commission does not have an issue with this being its own separate section in the Worcester Township Zoning Ordinance.

2. **PLANNING COMMISSION AGENDA FOR APRIL 24th, 2014 MEETING:**
   - FROG HOLLOW RACQUET CLUB
   - INVASIVE SPECIES
   - HISTORIC ORDINANCE

3. **APPROVAL OF MEETING MINUTES:**
A motion by Mr. Sherr, seconded by Ms. Quigley for the approval of the minutes for the meeting held on February 27th, 2014 contingent upon minor corrections, was passed unanimously.

A motion by Mr. Sherr, seconded by Ms. David for the approval of the minutes for the meeting held on March 13th, 2014 contingent upon minor corrections, was passed unanimously.

4. **PUBLIC COMMENT**
Mr. Robert Andorn commented regarding how the informative process should be conducted.

Mr. Andorn commented on the signage ordinance and is support of digital internally illuminated signage.

Mr. Andorn commented on invasive species and has a problem with agencies telling a property owner what to do.

Ms. Quigley clarified that the ordinance is for invasive species when they travel off the property.

Mr. Andorn commented on in-law suites.

5. **ADJOURNMENT**

There being no further business to come before this committee the meeting of the Worcester Township Planning Commission was adjourned by Mr. Todd at 8:49P.M.

WORCESTER TOWNSHIP
PLANNING COMMISSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
1031 VALLEY FORGE ROAD
WORCESTER, PA
Thursday, April 24th, 2014 7:30 P.M.

CALL TO ORDER
The regularly scheduled meeting of the Planning Commission was called to order by Mr. Gordon Todd at 7:33 P.M.

ATTENDANCE
PRESENT:

Mr. Gordon Todd	Chairman
Ms. Pat Quigley	Vice Chairman
Mr. Doug Rotondo	Secretary
Ms. Chris David	Member
Mr. Anthony R. Sherr	Member
Ms. Tiffany M. Loomis	Director of Planning & Zoning
Mr. Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

ABSENT:
None

GUESTS:
Mr. Harold Conway, Frog Hollow Racquet Club Applicant
Mr. Robert Cohen, Frog Hollow Racquet Club Applicant
Mr. Arthur Boesler, Representative for Frog Hollow Racquet Club
Mr. Brian Grant, Representative for Frog Hollow Racquet Club
Ms. Michelle Jackson-Greenawalt, Locust Drive Resident
Mr. Jeff Rider, Hollow Road Resident

1. **FROG HOLLOW RACQUET CLUB LOCATED AT 2115 WEBER ROAD:**
   - LAND DEVELOPMENT PLAN – PRELIMINARY/ FINAL APPROVAL CONSIDERATION
     THIS LAND DEVELOPMENT SUBMISSION WAS SUBJECT TO A ZONING DECISION GRANTED BY THE WORCESTER TOWNSHIP ZONING HEARING BOARD.

Mr. Arthur Boesler and Mr. Brian Grant presented the proposed plan to the Planning Commission on behalf of the Applicant, Frog Hollow Racquet Club.

Mr. Boesler and Mr. Grant confirmed that the applicant will comply with all comments and requirements made by the Township Engineer's review letter dated March 27th, 2014.

Ms. Pat Quigley requested to see the final species list.

Mr. Tony Sherr inquired if a separate landscape plan would be prepared.

Mr. Boesler further explained the landscaping plan, as well as additionally explaining the parking signs.

Mr. Matthew Schelly addressed his review letter, dated March 21, 2014, regarding the trail and the walkway from the parking lot.

Mr. Schelly inquired if a conservation easement would exist. Mr. Boesler further explained that the riparian corridor offers basically the same protection.

Mr. Todd requested to see the revised landscape plan before making any recommendations.

The applicant agreed to submit revised plans by April 28th, 2014 for review by the Planning Commission at their May 8th, 2014 meeting.

2. **ZONING ORDINANCE AMENDMENT**
INVASIVE SPECIES

Ms. Quigley addressed invasive bamboo. She provided a summary of all the different kinds of bamboo found in different counties.

She researched 8 different ordinances from various states including PA.

Ms. Quigley addressed if one would be able to control invasive species near a public right of way in addition to encroaching someone else's property.

She suggested that Bamboo be addressed at minimum due to this invasive species affecting agriculture.

Ms. Quigley will be sending links of all drafts to the Planning Commission and has directed the Township follow up with the Township's to inquire if the ordinances were passed.

Mr. Sherr inquired about riparian lands. Discussion and questions ensued.

Ms. Chris David addressed riparian buffers as well. Ms. Quigley was agreement that bamboo runs rampant in riparian corridors.

Mr. Sherr clarified that it is not allowed to encroach on property lines. He suggested that a setback be required for better preventive measures.

Mr. Schelly addressed how bamboo is able to go under a wall (i.e. Upper Salford Township). In Upper Salford Township bamboo encroached on the road, blocked half of the road during the winter storms, and became a major road hazard.

Mr. Schelly inquired if bamboo spreads by water.

Ms. Quigley explained how the plant spreads by root. Mr. Schelly inquired if bamboo should be required to not be allowed in the riparian buffer.

Mr. Todd inquired if this should be a stand-alone ordinance. Mr. Schelly suggested that the ordinance be added to the Subdivision and Land Development Ordinance, as well as become a stand-alone Codified Ordinance.

Mr. Sherr is in agreement that this Ordinance be a stand-alone Ordinance.

Discussion and questions ensued.

HISTORIC ORDINANCE

Mr. Todd requested Mr. Schelly to work on a brochure regarding the tax credit grant program for the historical society.

Mr. Todd directed the Township to draft a letter on behalf of the Planning Commission regarding the tax credit grant program for distribution to all Township residents.

Mr. Todd has requested of to work on the current Historical Resource list; 273 homes are on the list that qualified by being built before 1920.

Mr. Schelly discussed options for determining the list.

Discussion and questions ensued regarding how the ordinance should be directed and changed.

Mr. Schelly was directed to bring a blow up of the inventory parcel Map for the Planning Commission to mark up at their next meeting.

Mr. Sherr likes the idea of providing tax breaks and financial incentives.

Mr. Schelly addressed that you could use the parcel size as a criteria.

Discussion and questions ensued.

3. **PLANNING COMMISSION AGENDA FOR THE MAY 8th, 2014 MEETING:**
   - FROG HOLLOW RACQUET CLUB
   - INVASIVE SPECIES
   - HISTORIC ORDINANCE

4. **APPROVAL OF MEETING MINUTES:**
   A motion by Mr. Sherr, seconded by Ms. David for the approval of the minutes for the meeting held on April 10th, 2014 contingent upon minor corrections, was passed unanimously.

5. **PUBLIC COMMENT**
   None

6. **ADJOURNMENT**
   There being no further business to come before this committee the meeting of the Worcester Township Planning Commission was adjourned by Mr. Todd at 8:49P.M.