

**WORCESTER TOWNSHIP  
PLANNING COMMISSION  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, WORCESTER, PA  
THURSDAY, JANUARY 10, 2008 7:30 PM**

**MINUTES**

**ATTENDANCE**

Present:

Bill Fox

Rob Hayes

Pat Quigley

Doug Rotondo

Matt Schelly (MCPC)

Gordon Todd

Guests: none

**1. REORGANIZATION OF PLANNING COMMISSION MEMBERS**

The reorganization of Planning Commission members is as follows:

Gordon Todd, Chair

Pat Quigley, Vice-Chair

Douglas Rotondo, Secretary

C. William Fox, Member

Robert Hayes, Member

**2. SCHEDULE OF MEETINGS FOR 2008**

The Planning Commission agreed on and established its schedule of meetings for 2008. The schedule is listed below and will be forwarded to the Board of Supervisors for approval.

**3. REVIEW OF COMPREHENSIVE PLAN UPDATE DRAFT**

The Planning Commission continued its review and discussion of the proposed update to Worcester Township's Comprehensive Plan.

**4. ADJOURNMENT**

There being no further business to come before this committee, the meeting of the Worcester Township Planning Commission is adjourned.

Worcester Planning Commission  
2008 Meeting Schedule

Work Sessions (2 <sup>nd</sup> Thurs)	Regular Review (4 <sup>th</sup> Thurs, unless noted)	Joint BOS & WPC Meeting (1 <sup>st</sup> Monday each Quarter, unless noted)
January 10	January 24	
February 14	February 28	March 3
March 13	March 27	
April 10	April 24	
May 8	May 22	June 2
June 12	June 26	
July 10	July 24	
August 14	August 28	Sept 8 (second Monday)
September 11	September 25	
October 9	October 23	
	November 13	December 1
	December 11	

**WORCESTER TOWNSHIP  
PLANNING COMMISSION  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, WORCESTER, PA  
THURSDAY, FEBRUARY 28, 2008 7:30 PM**

**MINUTES**

**ATTENDANCE**

Present:

Rob Hayes

Pat Quigley

Doug Rotondo

Matt Schelly (MCPC)

Gordon Todd

Absent:

Bill Fox

Guests: 2 members of the public

**1. REVIEW OF THE JANUARY 10, 2008 MINUTES**

A motion by Pat Quigley seconded by Gordon Todd and passed unanimously to accept the minutes of January 10, 2008.

**2. REVIEW LAND DEVELOPMENT PLANS, PAT SPARANGO, 2131 BETHEL ROAD**

Joseph Estock, PE, presented the plans for this 3-lot subdivision to the Planning Commission. An existing house on the property, built sometime after World War II, is to be demolished and replaced with a new dwelling. Behind this will be two flag lots. All three houses will share a private drive, to be maintained by a "homeowners' association" and will be tied into public sewer.

Recommendation: The Worcester Township Planning Commission recommends preliminary approval of the plan, with waivers and final approval by the township engineer, with two conditions: 1) that the developer's engineer clarify the limit of tree clearing on the landscape plan and 2) that the developer's engineer clarify the width of proposed private drive with the fire department to see that it meets requirements for emergency vehicle access. A motion by Pat Quigley and seconded by Rob Hayes to recommend preliminary approval was passed unanimously.

**3. REVIEW OF COMPREHENSIVE PLAN UPDATE DRAFT**

The Planning Commission continued its review and discussion of the proposed update to Worcester Township's Comprehensive Plan.

**4. ADJOURNMENT**

There being no further business to come before this committee, the meeting of the Worcester Township Planning Commission was adjourned by Gordon Todd at 9:30.

**WORCESTER TOWNSHIP  
PLANNING COMMISSION  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, WORCESTER, PA  
THURSDAY, MARCH 13, 2008 7:30 PM**

**MINUTES**

**ATTENDANCE**

Present:

Rob Hayes

Pat Quigley

Doug Rotondo

Matt Schelly (MCPC)

Gordon Todd

Absent: Bill Fox

Guests: none

**1. REVIEW OF COMPREHENSIVE PLAN UPDATE DRAFT**

The Planning Commission continued its review and discussion of the proposed update to Worcester Township's Comprehensive Plan.

**2. ADJOURNMENT**

There being no further business to come before this committee, the meeting of the Worcester Township Planning Commission was adjourned by Gordon Todd at 8:30.

**WORCESTER TOWNSHIP  
PLANNING COMMISSION  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, WORCESTER, PA  
THURSDAY, APRIL 24, 2008 7:30 PM**

**MINUTES**

**ATTENDANCE**

Present:

Bill Fox

Pat Quigley

Doug Rotondo

Matt Schelly (MCPC)

Gordon Todd

Absent: Rob Hayes

Guests: one

**1. PUBLIC COMMENT**

A representative from David Erb Contractors, Norristown, PA, inquired about some of the township's requirements for submitting subdivision plans. The WPC accepted the plans for review. It was suggested that the applicant try to revise the current plans to address review comments from the Township Engineer and County Planner and re-submit the plans in time for the next Planning Commission Meeting, slated for May 8th.

**2. REVIEW OF COMPREHENSIVE PLAN UPDATE DRAFT**

The Planning Commission continued its review and discussion of the proposed update to Worcester Township's Comprehensive Plan.

**3. ADJOURNMENT**

There being no further business to come before this committee, the meeting of the Worcester Township Planning Commission was adjourned by Gordon Todd at 9:30 PM.

**WORCESTER TOWNSHIP  
PLANNING COMMISSION  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, WORCESTER, PA  
THURSDAY, JUNE 26, 2008 7:30 PM**

**MINUTES**

**ATTENDANCE**

Present:

Bill Fox

Pat Quigley

Doug Rotondo

Matt Schelly (MCPC)

Absent:

Rob Hayes

Gordon Todd

Guests: Two members of the public

**1. REVIEW OF THE MAY 22, 2008 MINUTES**

A motion was made by Bill Fox and seconded by Doug Rotondo to approve the revised minutes of May 22, 2008. The motion passed unanimously.

**2. RESERVE AT CENTER POINT—PHASE III LOT CONSOLIDATION PLAN**

Jason Engelhardt, PE of Langan Engineering & Environmental Services, Doylestown, PA made a presentation for Westrum Development's The Reserve at Center Point—Phase III Lot Consolidation Plan. This consists of consolidating a 2.07-acre parcel on Township Line Road, with a .92-acre parcel, also on Township Line Road to form a new 2.99-acre parcel. There is an existing house on the 2.07-acre parcel. Bill Fox made a motion to accept these plans for final approval. Doug Rotondo seconded the motion, and it was passed unanimously.

**3. CIFELLI SUBDIVISION**

This subdivision plan was not scheduled to be on this meeting's agenda, therefore no action was taken this evening. Nonetheless, Bradford Grauel, PLS of David Erb Contractors, Inc., Norristown, PA was permitted to informally present his plan for the Planning Commission's future consideration. This proposed two-lot subdivision is located at 3405 Mill Road. The proposal is to subdivide the existing 3.67-acre parcel into two separate parcels. This property is located within two different zoning districts. The section fronting on Mill Road is zoned R-175 and has an existing house, which is to remain. The rear section of the tract (about 300 feet back from Mill Road) is zoned AGR and is to become the second lot, with a new dwelling to be built in the future. This new house is to have its own driveway via an access strip (flag lot). The Planning Commission will formally review this plan at its next scheduled meeting, Thursday, July 10, 2008, at 7:30 PM.

**4. VILLAGE PLANNING DISCUSSION**

The Planning Commission began discussing ideas and concepts in regard to village planning.

**5. ADJOURNMENT**

There being no further business to come before this committee, the meeting of the Worcester Township Planning Commission was adjourned by Pat Quigley, Vice Chairperson, at 9:15.

**WORCESTER TOWNSHIP  
PLANNING COMMISSION  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, PA  
AUGUST 28, 2008 7:00 PM**

**MINUTES**

**ATTENDANCE**

Present:

Bill Fox

Rob Hayes

Pat Quigley

Doug Rotondo

Matt Schelly (MCPC)

Gordon Todd

Guests: none

**1. FAIRVIEW VILLAGE WALKING TOUR**

Matt Schelly (Worcester's county planning consultant) led WPC on a walking tour of Fairview Village, mostly along Germantown Pike. The goal was to begin assessing current conditions of density, traffic flow, walkability, landscaping, historic resources, building types and uses, viewsheds, etc. in preparation for discussions on village planning.

**2. ADJOURNMENT**

There being no further business to come before this committee, the meeting of the Worcester Township Planning Commission was adjourned by Gordon Todd at 8:15.

**WORCESTER TOWNSHIP  
PLANNING COMMISSION  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, PA  
SEPTEMBER 11, 2008 7:30 PM**

**MINUTES**

**ATTENDANCE**

Present:

Bill Fox

Rob Hayes

Pat Quigley

Doug Rotondo

Matt Schelly (MCPC)

Gordon Todd

Guests: none

**1. INFORMAL SUBDIVISION REVIEW**

There were no formal subdivision/land development application reviews on tonight's agenda. The Planning Commission decided to briefly look at one proposal that will be coming before them for formal review in the future. There was *no action* taken on the following:

KIBBLEHOUSE-ROTELLE SUBDIVISION/LAND DEVELOPMENT - WEBER  
ROAD/BERKS ROAD

**2. ADJOURNMENT**

There being no further business to come before this committee, the meeting of the Worcester Township Planning Commission was adjourned by Gordon Todd at 9:00.

**WORCESTER TOWNSHIP  
PLANNING COMMISSION  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, WORCESTER, PA  
THURSDAY, SEPTEMBER 25, 2008 7:30 PM**

**MINUTES**

**ATTENDANCE**

Present:

Bill Fox

Rob Hayes

Pat Quigley

Doug Rotondo

Matt Schelly (MCPC)

Gordon Todd

Guests: One member of the public was present.

**1. KIBBLEHOUSE-ROTELLE SUBDIVISION/LAND DEVELOPMENT**

David Shafkowitz, Esq. of the Russell Law Group, PC (Jenkintown, PA) and Nicholas Feola, PE of Bursich Associates, Inc. (Pottstown, PA) gave an informal presentation for the proposed Kibblehouse-Rotelle subdivision and land development. The property is approximately 60 acres, bounded by Berks Road, Weber Road, and the Pennsylvania Turnpike Northeast Extension. The proposed subdivision includes creating eleven new single-family dwelling units, while retaining the existing farmhouse and outbuildings as its own lot. In March, the Zoning Hearing Board granted relief for stormwater basins located adjacent to the Turnpike, which is scheduled for substantial widening in the next few years. Pat Quigley questioned the location and excessive size of these basins. She also inquired about the possibility of naturalized basins, as opposed to grass-mowed pits, which are deemed much less attractive. There are ten waivers requested by the applicant, according to the cover sheet of the plan set.

There was lengthy discussion of alternative layouts and site design, including the idea of clustering the proposed houses closer together to preserve the scenic views of the existing farm and its historic character. The Kibblehouse Farm is considered one of the most pastoral landscapes in Worcester, as one can see straight across from Weber Road to Berks Road, and vice versa. Mr. Shafkowitz and Mr. Feola said they would go back to their client and discuss these ideas and return at a later date for a similar presentation. No action was taken on this item.

## **2. MONTGOMERY PRESBYTERIAN CHURCH LAND DEVELOPMENT**

Jeffrey Bodo of DL Howell, Downingtown, PA made a formal presentation for proposed land development for Montgomery Presbyterian Church, 3260 Morris Road. The property is 38.9 acres. Proposed developments include: realigning the church's driveway with Trumbauer Road (including turning lanes), a neighborhood residential road in Towamencin Township; a new 12,061 sq. ft. gymnasium; a 26,500 sq. ft. sanctuary (704 seats); additional terraced parking in the rear for 273 vehicles; expanding an existing naturalized basin for stormwater management. All grading and stormwater management improvements are to be in compliance with township regulations. The Board of Supervisors approved a conditional use application for this property in January 2008. There are nine waivers requested by the applicant. These are listed in a response letter from Township Engineer Joseph Nolan, PE. The Planning Commission recommended that the applicant modify the parking lot drainage plan to include weepholes in the inlet sump drains to allow collected stormwater to drain off. This is to mitigate standing water and the attraction of mosquitoes. Another recommendation was that proposed plantings of ash trees be changed to another species that is less disease-prone. Doug Rotondo made a motion to recommend preliminary approval of these plans, subject to all recommendations and with all waivers. Gordon Todd seconded the motion, and it was passed unanimously.

## **3. ADJOURNMENT**

There being no further business to come before this committee, the meeting of the Worcester Township Planning Commission was adjourned by Gordon Todd at 9:40.

**WORCESTER TOWNSHIP  
PLANNING COMMISSION  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, PA  
THURSDAY, OCTOBER 9, 2008 7:30 PM**

**MINUTES**

**ATTENDANCE**

Present:

Bill Fox

Rob Hayes

Pat Quigley

Doug Rotondo

Gordon Todd

Absent: Matt Schelly (MCPC)

Guests: none

**1. VILLAGE PLANNING FIELD STUDY**

On Saturday, October 18th, the Planning Commission will be traveling to some local villages and towns in Montgomery County to study their respective characteristics, both positive and negative. This educational experience will be useful in developing planning concepts that may apply to villages here in Worcester.

**2. ADJOURNMENT**

There being no further business to come before this committee, the meeting of the Worcester Township Planning Commission was adjourned by Gordon Todd at 8:30.

WORCESTER TOWNSHIP  
PLANNING COMMISSION WORK SESSION/ MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, WORCESTER, PA  
THURSDAY, DECEMBER 11<sup>th</sup>, 2008 7:30 PM

**MINUTES**

**ATTENDANCE**

**PRESENT:**

Gordon Todd	Chairman
Pat Quigley	Vice - Chairman
Robert Hayes	Member
Bill Fox	Member
Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

**ABSENT:**

Doug Rotondo	Secretary
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**GUESTS:** None

**INFORMATIONAL ITEMS**

**KILBBELHOUSE – ROTELLE PROPERTY**

Russell Law Group has requested to be placed on the next meeting agenda for discussion and review of the submitted sketch plan.

**MEADOWOOD**

Woodrow & Associates has requested to be placed on the next meeting agenda for discussion and review on the submitted sketch plan.

**PRESERVE @ WORCESTER**

Woodrow & Associates has requested to be placed on the next meeting agenda for discussion and review on the submitted conditional use plan and the planning module.

**WORK SESSION**

The next Worcester Township Planning Commission work session is scheduled for January 8<sup>th</sup>, 2009.

**MEETING**

The next regular Worcester Township Planning Commission meeting is scheduled for January 22<sup>nd</sup>, 2009.

**PUBLIC COMMENTS**

None

1. **HEYSER PROPERTY located at 3031(B) WEST GERMANTOWN PIKE, WORCESTER TOWNSHIP, MONTGOMERY COUNTY, PA** - Two of the lots in this 3 lot subdivision are projected to be purchased by Worcester Township for the preservation of open space. The gross acreage is 11.9 acres. Discussion and questions ensued.

**RECOMMENDATION:** Mr. Gordon Todd motioned for recommendation of preliminary and final plan approval. Mr. Robert Hayes seconded the motion. The motion was passed unanimously.

2. **MEADOWOOD**

Following discussion it was agreed the Commission needs adequate time to review the submitted sketch plan and will review the plan at the next scheduled meeting.

3. **VILLAGE PLANNING DISCUSSION**

The Commission discussed ideas and concepts in regard to village planning. It was noted the Commission Members went on a village tour in October 2008 and visited Evansburg, Collegeville, Rahns, Lederach, Harleysville, Skippack, and North Wales. Ms. Pat Quigley provided a pro's and con's list of the tour regarding the development components of each village. Mr. Matt Schelly provided a pictorial example of village planning for the Commission to review. The Commission has requested Mr. Matt Schelly to give a presentation on implementing village planning using a "charrette" at the next meeting and that the Board of Supervisors be invited to attend.

4. **ADJOURNMENT**

There being no further business to come before this committee, the meeting of the Worcester Township Planning Commission was adjourned by Mr. Gordon Todd, Chairman, at 9:15 P.M.