

**WORCESTER TOWNSHIP
PLANNING COMMISSION WORK SESSION
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
THURSDAY, JANUARY 8th, 2009 7:30 PM**

CALL TO ORDER

The regularly scheduled meeting of the Planning Commission was called to order by Mr. Gordon Todd at 7:32 P.M.

ATTENDANCE

PRESENT:

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

ABSENT: None

GUESTS: Mr. David Shafkowitz, Esq.: Russell Law Group

INFORMATIONAL ITEMS

PRESERVE @ WORCESTER

*Montgomery County Planning Commission submitted their review recommend/ requesting a Corridor Management Plan, Additional Corridor Crossings, and modifications to the current crossing location.

*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.

*The Planning Commission has requested a copy of all approval(s) & minutes pertaining to such from the Township for further review.

*Public hearing being held at Board of Supervisor's Meeting on February 18th, 2009 at 7:30 P.M.

MIKELEN, LLC

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

MEETING

The next regular Worcester Township Planning Commission meeting is scheduled for January 29th, 2009.

WORK SESSION

The next Worcester Township Planning Commission work session is scheduled for February 12th, 2009.

1. REORGANIZATION OF THE PLANNING COMMISSION: SELECTION OF OFFICERS

A motion by Mr. Gordon Todd to keep all current officers in present capacity, seconded by Ms. Patricia Quigly, was passed unanimously.

2. KIBBLEHOUSE / ROTELLE PROPERTY

The revised sketch plan proposes 13 lots and is located at PA Turnpike I-476(S) and Weber Road (E). The gross acreage is approximately 60.4 (+/-) acres. Russell Law Group presented the sketch plan to the Planning Commission. Discussion and questions ensued.

RECOMMENDATION: The Planning Commission recommended relocation of three driveway openings and additional landscaping.

3. MEADOWOOD

Meadowood Representatives presented the sketch plan to the Planning Commission. The sketch plan is an overall campus master plan of the development. The gross acreage is 24.817 acres. Discussion and questions ensued.

RECOMMENDATION: The Planning Commission recommended adding more landscaping, investigating if pumping station has to be upgraded, and creating a more spacious entrance way. The Planning Commission objects to housing located close to Skippack Pike.

4. VILLAGE PLANNING DISCUSSION

The Planning Commission has requested Mr. Matt Schelly to give a presentation on implementing planning using a "charrette" at the scheduled meeting of February 12, 2009 and that the Board of Supervisors be invited to attend. Originally the presentation was to occur January 8th, 2009; however the Board of Supervisors were unable to attend and did express interest of such.

5. A MOTION TO CHANGE THE NEXT SCHEDULED MEETING DATE FROM JANUARY 22nd, 2009 to JANUARY 29th, 2009

A motion by Mr. Gordon Todd to change the meeting time, seconded by Ms. Patricia Quigley, was passed unanimously.

6. CONFIRMATION OF MEETING DATES FOR 2009

Discussion and questions ensued. A motion by Mr. Gordon Todd for confirmation of all meeting dates for 2009, seconded by Ms. Patricia Quigley, was passed unanimously.

7. READING AND APPROVAL OF THE MINUTES OF THE WORK SESSION/ MEETING of DECEMBER 11th, 2008

A motion by Mr. Gordon Todd for approval of the minutes of the work session/ meeting of December 11th, 2008, seconded by Ms. Patricia Quigley, was passed unanimously.

8. 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 8:58 P.M.

**WORCESTER TOWNSHIP
PLANNING COMMISSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
THURSDAY, JANUARY 29th, 2009 7:30 PM**

CALL TO ORDER

The regularly scheduled meeting of the Planning Commission was called to order by Mr. Gordon Todd at 7:36 P.M.

ATTENDANCE

PRESENT:

Gordon Todd	Chairman
Pat Quigley	Vice – Chairman
Doug Rotondo	Secretary
Robert Hayes	Member
Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

ABSENT: Bill Fox Member

GUESTS: Mr. Salvatore Paone, Jr.: Owner of Preserve @ Worcester
Mr. Tim Woodrow: Woodrow & Associates

1. PRESERVE @ WORCESTER – CONDITIONAL USE SKETCH PLAN

Mr. Salvatore Paone, Jr. and Mr. Tim Woodrow presented the conditional use sketch plan, consisting of 29 lots, to the Planning Commission. The gross acreage is approximately 137.812 (+/-) acres and is located on Skippack Pike and Whitehall Road and North Wales Road. The site is known as 1911 North Wales Rd. The conditional use sketch plan proposes 3 stream crossings located throughout the subdivision and to clean discharge from the waste water treatment plant. Discussion and questions ensued.

RECOMMENDATION: Ms. Pat Quigley motioned for plan approval for the 3 stream crossings and discharge area. Mr. Gordon Todd seconded the motion and was passed unanimously.

2. PRESERVE @ WORCESTER – PLANNING MODULE REVIEW

Mr. Salvatore Paone, Jr. and Mr. Tim Woodrow presented the planning module to the Planning Commission. They are proposing a small treatment plant and requested signatures from the Planning Commission for section #4A. Carroll Engineering (Township Consultant) is currently reviewing the planning module. A review letter has not been issued and DEP approval has not been obtained. Discussion and questions ensued.

RECOMMENDATION: The Planning Commission shall wait for the review to be issued from Carroll Engineering before final comments are made and a decision is rendered. Mr. Gordon Todd shall review the planning module in detail.

3. MIKELEN, LLC – REVISED PRELIMINARY & FINAL PLAN

Mr. Tim Woodrow presented the preliminary and final plan to the Planning Commission. The plan proposes 4 lots located at 3141 West Germantown Pike and 7 waivers. The crossroads are Germantown Pike and Plumlyn Avenue and the gross acreage is approximately 4.841 (+/-) acres. Discussion and questions ensued.

RECOMMENDATION: Ms. Pat Quigley motioned for preliminary and final plan approval, with the exception of the waiver regarding curbs and sidewalks. The Planning Commission recommends accepting waivers for curbs and sidewalks on Plumyn and Methacton Avenues and a provision for sidewalk(s) in the future in conjunction with Germantown Pike. The Planning Commission recommends that the Township Supervisors may want to consider a deed restriction or a fee in lieu of. Mr. Doug Rotondo seconded the motion and was passed unanimously.

4. KIBBLEHOUSE/ ROTELLE PROPERTY – REVISED SKETCH PLAN

The revised sketch plan proposes 13 lots and is located at PA Turnpike I-476(S) and Weber Road (E). The gross acreage is approximately 60.4 (+/-) acres. Mr. Matt Schelly presented Montgomery County Planning Commission's review. The review recommended the applicant revise the plan as either a LPD or Conservation Subdivision and provided sketch plans of such. Discussion and questions ensued.

RECOMMENDATION: The Planning Commission has recommended discussion of the Montgomery County Planning Commission's review letter with the applicant at the next meeting, February 26th, 2009.

5. PLAN SUBMISSION ORDINANCE

The Planning Commission discussed implementing "PDF" Format for future plan submissions.

RECOMMENDATION: The Planning Commission informally recommended submission of paper copies of the plans to the Planning Commission and all other required copies of the plan be submitted in PDF format upon the approval of all overseeing parties.

6. VILLAGE PLANNING

The Planning Commission has requested Mr. Matt Schelly to give a presentation on implementing planning using a "charrette" at the scheduled meeting of February 12, 2009 and that the Board of Supervisors be invited to attend. Originally the presentation was to occur January 8th, 2009; however the Board of Supervisors were unable to attend and did express interest of such. Discussion adjourned per scheduled meeting date.

7. APPROVAL OF THE WORK SESSION MINUTES OF JANUARY 8th, 2009:

The Planning Commission unanimously denied work session minutes and shall have changes made before final approval.

8. 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 9:17 P.M.

**WORCESTER TOWNSHIP
PLANNING COMMISSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
THURSDAY, FEBRUARY 26th, 2009 7:30 PM**

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:

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

ABSENT: None

GUESTS: Mr. Arthur Bustard, Worcester Township Supervisor
Richard S. Alan, Resident of Worcester
Carol Alan, Resident of Worcester

1. APPROVAL OF THE WORK SESSION MINUTES OF JANUARY 8th, 2009 and JANUARY 29th, 2009:

The Planning Commission unanimously approved work session minutes from January 8th, 2009 and unanimously denied work session minutes from January 29th, 2009 and shall have changes made before final approval.

2. PRESERVE @ WORCESTER – PLANNING MODULE – PLANNING COMMISSION TO EXECUTE SECTION 4A:

Mr. Gordon Todd will sign off on section 4A of the planning module for the Preserve @ Worcester based on the recommendation of Carroll Engineering.

3. GAMBONE BROS. - OUR FARM:

The Planning Commission tabled the matter until the next official meeting and has requested to review the county review before comments are made. Questions and discussion ensued.

4. POSSIBLE USE OF NIKE PARK AS A SITE FOR CELL TOWERS

The Planning Commission tabled the matter until the final decision is made and more information is made available. Questions and discussion ensued.

5. VILLAGE PLANNING

An overall outline was discussed regarding village planning. Questions and discussion ensued.

6. 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 9:02 P.M.

**WORCESTER TOWNSHIP
PLANNING COMMISSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
THURSDAY, MARCH 12th, 2009 7:30 PM**

CALL TO ORDER

The regularly scheduled meeting of the Planning Commission was called to order by Mr. Gordon Todd at 7:31 P.M.

ATTENDANCE

PRESENT:

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

ABSENT:

Pat Quigley	Vice – Chairman
Doug Rotondo	Secretary

GUESTS: None

1. APPROVAL OF THE WORK SESSION MINUTES OF JANUARY 29th, 2009 and FEBRUARY 26th, 2009:

The Planning Commission tabled the discussion of the work session minutes of January 29th, 2009 and February 26th 2009 to the next scheduled meeting due to all members of the planning commission not being in attendance.

2. VILLAGE PLANNING

An overall outline was discussed regarding village planning. Questions and discussion ensued.

3. GAMBONE BROS. - OUR FARM:

The Planning Commission is in favor of adding these properties to the Township Agricultural Security Area ("ASA") because the ASA provides protections from eminent domain and nuisance suits. Questions and discussion ensued.

RECOMMENDATION: Mr. Gordon Todd motioned for approval with the exception that the Agricultural Security Area ("ASA") containing construction equipment should be excluded from the area or the equipment removed. Mr. Robert Hayes seconded the motion and was passed unanimously.

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 9:23 P.M.

**WORCESTER TOWNSHIP
PLANNING COMMISSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
THURSDAY, MARCH 26th, 2009 7:30 PM**

CALL TO ORDER

The regularly scheduled meeting of the Planning Commission was called to order by Mr. Gordon Todd at 7:35 P.M.

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:

Dave Shafkowitz, Esq.: Presenter for Kibblehouse/ Rotelle Subdivision
Nic Fiela, P.E.: Presenter for Kibblehouse/ Rotelle Subdivision
Susan Caughlan, Esq.: Resident & Attendee for Village Planning Discussion

1. APPROVAL OF THE MEETING MINUTES OF JANUARY 29th, 2009, FEBRUARY 26th, 2009, and MARCH 12th, 2009:

A motion by Mr. Gordon Todd for approval of the minutes from the meetings held on January 29th, 2009, February 26th, 2009, and March 12th, 2009, seconded by Ms. Patricia Quigley, was passed unanimously.

2. KIBBLEHOUSE/ ROTELLE SUBDIVISION

The revised sketch plan proposes 13 lots and is located at PA Turnpike I-476(S) and Weber Road (E). The gross acreage is approximately 60.4 (+/-) acres. Russell Law Group presented the revised sketch plan to the Planning Commission and incorporated the recommendation of the relocation of three driveway openings and additional landscaping made by the Planning Commission. Discussion and questions ensued.

3. VILLAGE PLANNING

An overall outline was discussed regarding village planning. Questions and discussion ensued.

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 8:59 P.M.

**WORCESTER TOWNSHIP
PLANNING COMMISSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
THURSDAY, APRIL 23rd, 2009 7:30 PM**

CALL TO ORDER

The regularly scheduled meeting of the Planning Commission was called to order by Ms. Pat Quigley at 7:33 P.M.

ATTENDANCE

PRESENT:

Pat Quigley	Acting Chairman: Vice – Chairman
Doug Rotondo	Secretary
Robert Hayes	Member
Bill Fox	Member
Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

ABSENT:

Gordon Todd	Chairman
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GUESTS:

None

1. APPROVAL OF THE MEETING MINUTES OF MARCH 26th, 2009:

A motion by Mr. Bill Fox for approval of the minutes from the meeting held on March 26th, 2009, seconded by Mr. Robert Hayes, was passed unanimously.

2. VILLAGE PLANNING

An overall outline was discussed regarding village planning. Questions and discussion ensued.

3. ADJOURNMENT

There being no further business to come before this committee, the meeting of the Worcester Township Planning Commission was adjourned by Ms. Pat Quigley, Acting Chairman: Vice – Chairman, at 9:20 P.M.

**WORCESTER TOWNSHIP
PLANNING COMMISSION WORK SESSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
THURSDAY, MAY 14th, 2009 7:30 PM**

CALL TO ORDER

The regularly scheduled meeting of the Planning Commission was called to order by Mr. Gordon Todd at 7:30 P.M.

ATTENDANCE

PRESENT:

Gordon Todd	Chairman
Doug Rotondo	Secretary
Robert Hayes	Member
Bill Fox	Member
Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

ABSENT:

Pat Quigley	Vice – Chairman
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GUESTS:

Ms. Maeve Vogan: Dell Rd Resident
Mr. Eric Griffith: Resident

1. APPROVAL OF THE MEETING MINUTES OF APRIL 23rd, 2009:

A motion by Mr. Doug Rotondo for approval of the minutes upon the condition that his name be added to the attendance list from the meeting held on April 23rd, 2009, seconded by Mr. Robert Hayes, was passed unanimously.

2. VILLAGE PLANNING

An overall outline was discussed regarding village planning. Questions and discussion ensued.

3. 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, at 9:15 P.M.

**WORCESTER TOWNSHIP
PLANNING COMMISSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
THURSDAY, MAY 28th, 2009 7:30 PM**

CALL TO ORDER

The regularly scheduled meeting of the Planning Commission was called to order by Mr. Gordon Todd at 7:34 P.M.

ATTENDANCE

PRESENT:

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

ABSENT:

None

GUESTS:

Ms. Maeve Vogan: Dell Rd Resident
Ms. Susan Caughlan: Overhill Dr. Resident
Ms. Christine David: Berks Rd Resident

1. APPROVAL OF THE MEETING MINUTES OF MAY 14th, 2009:

A motion by Mr. Robert Hayes for approval of the minutes for the meeting held on May 14th, 2009, seconded by Mr. Doug Rotondo, was passed unanimously.

2. AGENDA ITEMS FOR JOINT MEETING HELD ON JUNE 1st, 2009 WITH BOARD OF SUPERVISORS:

An overall outline was discussed regarding the agenda items for the joint meeting held on June 1st, 2009 with the Board Of Supervisors. Questions and discussion ensued regarding village planning, solar farming, solar panels, and various zoning ordinance definitions.

3. CZOP SPECTER SUBDIVISION:

A 2 lot subdivision located at 1330 Dell Road, between Dell Road and Valley Forge Road. The parcel is 3.94 acres located in the AGR zoning district.

Recommendation: A motion made by Ms. Pat Quigley , seconded by Mr. Bill Fox, passed by 4 Planning Commission members to recommend final approval of the subdivision plan and all requested waivers contingent upon replacement of the proposed Euonymous trees with non-invasive species. Mr. Doug Rotondo abstained from voting.

4. VILLAGE PLANNING

An overall outline was discussed regarding village planning. Questions and discussion ensued.

5. 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, at 9:13 P.M.

**WORCESTER TOWNSHIP
PLANNING COMMISSION WORK SESSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
THURSDAY, JUNE 11th, 2009 7:30 PM**

CALL TO ORDER

The regularly scheduled meeting of the Planning Commission was called to order by Mr. Gordon Todd at 7:31 P.M.

ATTENDANCE

PRESENT:

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

ABSENT:

None

GUESTS:

Ms. Maeve Vogan: Dell Rd Resident
Ms. Susan Caughlan: Overhill Dr. Resident

1. APPROVAL OF THE MEETING MINUTES OF MAY 28th, 2009:

A motion by Ms. Pat Quigley for approval of the minutes for the meeting held on May 28th, 2009, seconded by Mr. Bill Fox, was passed unanimously.

2. VILLAGE PLANNING

A charette educational video was presented by Mr. Matthew Schelly explaining how to pursue the village planning process. An overall outline was discussed regarding village planning. Questions and discussion ensued.

3. 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, at 8:57 P.M.

**WORCESTER TOWNSHIP
PLANNING COMMISSION WORK SESSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
THURSDAY, JULY 9th, 2009 7:30 PM**

CALL TO ORDER

The regularly scheduled meeting of the Planning Commission was called to order by Mr. Gordon Todd at 7:31 P.M.

ATTENDANCE

PRESENT:

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

ABSENT:

None

GUESTS:

Ms. Maeve Vogan: Dell Rd Resident
Ms. Susan Caughlan: Overhill Dr. Resident

1. APPROVAL OF THE MEETING MINUTES OF JUNE 11th, 2009:

A motion by Ms. Pat Quigley for approval of the minutes for the meeting held on June 11th, 2009, seconded by Mr. Bill Fox, was passed unanimously.

2. VILLAGE PLANNING

An overall outline was discussed regarding village planning. Questions and discussion ensued.

3. 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, at 8:57 P.M.

WORCESTER TOWNSHIP
PLANNING COMMISSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
THURSDAY, JULY 23rd, 2009 7:30 PM

CALL TO ORDER

The regularly scheduled meeting of the Planning Commission was called to order by Mr. Gordon Todd at 7:34 P.M.

ATTENDANCE

PRESENT:

Gordon Todd	Chairman
Pat Quigley	Vice – Chairman
Robert Hayes	Member
Bill Fox	Member

ABSENT:

Doug Rotondo	Secretary
Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

GUESTS:

Dave Shafkowitz, Esq.: Representative for Kibblehouse/ Rotelle Subdivision
Nic Fiela, P.E.: Representative for Kibblehouse/ Rotelle Subdivision
Mr. Kenneth Brunt: Weber Rd Resident

1. APPROVAL OF THE MEETING MINUTES OF JULY 9th, 2009:

A motion by Mr. Bill Fox for approval of the minutes for the meeting held on July 9th, 2009, seconded by Mr. Robert Hayes, was passed unanimously.

2. KIBBLEHOUSE – ROTELLE SUBDIVISION: REVISED PRELIMINARY PLAN:

The revised preliminary plan proposes 11 lots and is located at PA Turnpike I-476(S) and Weber Road (E). The gross acreage is approximately 60.4 (+/-) acres. Discussion and questions ensued.

RECOMMENDATION: The Planning Commission has recommended discussion of the forthcoming Montgomery County Planning Commission and Township Engineer's review letters with the applicant at the next meeting, August 27th, 2009. The Planning Commission is requesting that the Township Engineer be in attendance.

3. VILLAGE PLANNING

An overall outline was discussed regarding village planning. Questions and discussion ensued.

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, at 9:04 P.M.

**WORCESTER TOWNSHIP
PLANNING COMMISSION WORK SESSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
THURSDAY, AUGUST 13th, 2009 7:30 PM**

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:

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

ABSENT:

None

GUESTS:

Ms. Maeve Vogan: Dell Rd Resident
Ms. Susan Caughlan: Overhill Dr. Resident

1. APPROVAL OF THE MEETING MINUTES OF JULY 23rd, 2009:

A motion by Ms. Pat Quigley for approval of the minutes upon the condition that all spelling errors be corrected from the meeting held on July 23rd, 2009, seconded by Mr. Bill Fox, was passed unanimously.

2. VILLAGE PLANNING

An overall outline was discussed regarding village planning. Questions and discussion ensued.

3. 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, at 8:43 P.M.

NOTE:

Worcester Planning Commission and guests did not leave after adjournment. Proceeded to close all open windows to the community hall, properly store electronics/ valuables, and secure premise. Gordon Todd advised that he would be locking the Community Hall once everyone departed. John V. Cornell and Eunice Kriebel are aware of the situation and advised to write a memo documenting such.

**WORCESTER TOWNSHIP
PLANNING COMMISSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
THURSDAY, AUGUST 27th, 2009 7:30 PM**

CALL TO ORDER

The regularly scheduled meeting of the Planning Commission was called to order by Mr. Gordon Todd at 7:32 P.M.

ATTENDANCE

PRESENT:

Gordon Todd	Chairman
Pat Quigley	Vice – Chairman
Doug Rotondo	Secretary
Bill Fox	Member
Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission
Joseph Nolan, P.E.	Township Engineer

ABSENT:

Robert Hayes	Member
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GUESTS:

Dave Shafkowitz, Esq.: Representative for Kibblehouse/ Rotelle Subdivision
Nic Fiela, P.E.: Representative for Kibblehouse/ Rotelle Subdivision
Jeffrey Bodo, P.E.: Representative for Montgomery Presbyterian Church
Mr. & Mrs. Wayne L. and Jo Ann Brunt: Weber Rd Resident
Ms. Susan Caughlan: Overhill Dr. Resident

1. APPROVAL OF MEETING MINUTES OF AUGUST 13th, 2009:

A motion by Ms. Pat Quigley for approval of the minutes for the meeting held on August 13th, 2009, seconded by Mr. Bill Fox, was passed unanimously.

2. KIBBLEHOUSE – ROTELLE SUBDIVISION: REVISED PRELIMINARY/ FINAL SUBDIVISION PLAN: PRESENTATION & REVIEW

The revised preliminary/ final plan proposes 11 lots and is located at PA Turnpike I-476(S) and Weber Road (E). The gross acreage is approximately 60.4 (+/-) acres. Discussion and questions ensued regarding the lot layout, planning module, and requested waivers.

RECOMMENDATION: Ms. Pat Quigley motioned for preliminary plan approval contingent upon deed restriction for all lots prohibiting further development, all lots are subject to Township Engineers comments, and relieving lots #6 & #7 from section 130-22.B.(1) of the Worcester Township Subdivision & Land Development Ordinance. Mr. Bill Fox seconded the motion and was passed unanimously.

3. MONTGOMERY PRESBYTERIAN CHURCH: REVISED FINAL SUBDIVISION PLAN: PRESENTATION & REVIEW

The revised final plan proposes a building addition onto the existing structure, play area, and 237 parking spaces and is located at Morris Road and Wentz Church Road. The gross acreage is approximately 38.899 (+/-) acres. Mr. Gordon Todd recused himself from the topic due to being the architect for the project. Discussion and questions ensued regarding the building addition, planning module, and permits.

RECOMMENDATION: Mr. Bill Fox motioned for final plan approval, seconded by Mr. Doug Rotondo, and was passed unanimously.

4. VILLAGE PLANNING

An overall outline was discussed regarding village planning. Questions and discussion ensued.

5. 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, at 9:21 P.M.

**WORCESTER TOWNSHIP
PLANNING COMMISSION WORK SESSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
THURSDAY, SEPTEMBER 10th, 2009 7:30 PM**

CALL TO ORDER

The regularly scheduled meeting of the Planning Commission was called to order by Mr. Gordon Todd at 7:34 P.M.

ATTENDANCE

PRESENT:

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

ABSENT:

Pat Quigley	Vice – Chairman
Doug Rotondo	Secretary

GUESTS:

Ms. Susan Caughlan: Overhill Dr. Resident

1. **APPROVAL OF MEETING MINUTES OF AUGUST 27th, 2009:**
A motion by Mr. Bill Fox for approval of the minutes for the meeting held on August 27th, 2009, seconded by Mr. Robert Hayes, was passed unanimously.
2. **VILLAGE PLANNING**
An overall outline was discussed regarding village planning. Questions and discussion ensued. A presentation is being planned to be given at a future joint meeting with the Board of Supervisors regarding village planning and the research the Planning Commission has done thus far.
3. **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, at 9:13P.M.

WORCESTER TOWNSHIP
PLANNING COMMISSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
THURSDAY, SEPTEMBER 24th, 2009 7:30 PM

CALL TO ORDER

The regularly scheduled meeting of the Planning Commission was called to order by Mr. Gordon Todd at 7:36 P.M.

ATTENDANCE

PRESENT:

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

ABSENT:

None

GUESTS:

Mr. Richard DeLello: Stony Creek Rd Resident

1. **APPROVAL OF MEETING MINUTES OF SEPTEMBER 10th, 2009:**
A motion by Mr. Bill Fox for approval of the minutes for the meeting held on September 10th, 2009, seconded by Mr. Robert Hayes, was passed unanimously.
2. **LAND(S) ADDED TO THE AGRICULTURAL SECURITIES ACT (ASA):**
The Planning Commission is in favor of adding these properties to the Township Agricultural Security Area (“ASA”) **Land of Lauren J. & Daniel J. Reiger: Parcel #67-00-03850-007; Block 012, Unit 5 Twos Glen Lane (16.23 Acres) and Land of Lauren J. Reiger & Daniel J. Reiger: Parcel #67-00-01322-033; Block 12, Unit 76 Twos Glen Lane (4.55 Acres)** because the ASA preserves open space. Questions and discussion ensued.
3. **VILLAGE PLANNING**
An overall outline was discussed regarding village planning. Questions and discussion ensued. A presentation is being planned to be given at a future joint meeting with the Board of Supervisors regarding village planning and the research the Planning Commission has done thus far.
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, at 9:14P.M.

WORCESTER TOWNSHIP
PLANNING COMMISSION WORK SESSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
THURSDAY, OCTOBER 8th, 2009 7:30 PM

CALL TO ORDER

The regularly scheduled meeting of the Planning Commission was CANCELLED due to a Quorum not being present.

**WORCESTER TOWNSHIP
PLANNING COMMISSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
THURSDAY, OCTOBER 22nd, 2009 7:30 PM**

CALL TO ORDER

The regularly scheduled meeting of the Planning Commission was called to order by Ms. Pat Quigley at 7:35 P.M.

ATTENDANCE

PRESENT:

Pat Quigley	Acting Chairman/ Vice – Chairman
Doug Rotondo	Secretary
Robert Hayes	Member
Bill Fox	Member
Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

ABSENT:

Gordon Todd	Chairman
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GUESTS:

None

1. APPROVAL OF MEETING MINUTES OF SEPTEMBER 24th, 2009:

A motion by Mr. Robert Hayes for approval of the minutes for the meeting held on September 24th, 2009, seconded by Mr. Bill Fox, was passed unanimously.

2. VILLAGE PLANNING

An overall outline was discussed regarding village planning. Questions and discussion ensued. A presentation is being planned to be given at a future joint meeting with the Board of Supervisors regarding village planning and the research the Planning Commission has done thus far.

3. ADJOURNMENT

There being no further business to come before this committee, the meeting of the Worcester Township Planning Commission was adjourned by Ms. Pat Quigley, at 9:25 P.M.

**WORCESTER TOWNSHIP
PLANNING COMMISSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
THURSDAY, NOVEMBER 12th, 2009 7:30 PM**

CALL TO ORDER

The regularly scheduled meeting of the Planning Commission was called to order by Mr. Gordon Todd at 7:34 P.M.

ATTENDANCE

PRESENT:

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

ABSENT:

None

GUESTS:

Ms. Susan Caughlan: Overhill Dr Resident
Mr. David Burns: Crestline Dr Resident

- 1. APPROVAL OF MEETING MINUTES OF OCTOBER 22nd, 2009:**
A motion by Mr. Robert Hayes for approval of the minutes for the meeting held on October 22nd, 2009, seconded by Mr. Bill Fox, was passed unanimously.
- 2. VILLAGE PLANNING**
An overall outline was discussed regarding village planning. Questions and discussion ensued. A presentation is being planned to be given at the future joint meeting with the Board of Supervisors, December 7th, 2009, regarding village planning and the research the Planning Commission has done thus far.
- 3. 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, at 9:11 P.M.

**WORCESTER TOWNSHIP
BOARD OF SUPREVISORS & PLANNING COMMISSION JOINT MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
MONDAY, DECEMBER 7th, 2009 9:30 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 9:59 A.M.

ATTENDANCE

PRESENT:

Arthur Bustard	Chairman: Board of Supervisors
John Harris	Vice Chairman: Board of Supervisors
Steve Quigley	Member: Board of Supervisors
Joseph Nolan, P.E.	Township Engineer
James Garrity, Esq.	Township Solicitor
John Cornell	Township Manager
Eunice Kriebel	Township Assistant Manager
Gordon Todd	Chairman: Planning Commission
Pat Quigley	Vice – Chairman: Planning Commission
Doug Rotondo	Secretary: Planning Commission
Robert Hayes	Member: Planning Commission
Bill Fox	Member: Planning Commission
Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

ABSENT:

None

1. VILLAGE PLANNING

A power point presentation was given on Village Planning. There was discussion of posting an introduction article in the first issue of the January 2010 Worcester Township Newsletter and creating a time line as to what steps shall be taken next. A final decision was not rendered regarding the news article or the time line. Discussion and questions ensued.

2. 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 10:50 A.M.

**WORCESTER TOWNSHIP
PLANNING COMMISSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
THURSDAY, DECEMBER 10th, 2009 7:30 PM**

CALL TO ORDER

The regularly scheduled meeting of the Planning Commission was called to order by Mr. Gordon Todd at 7:31 P.M.

ATTENDANCE

PRESENT:

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

ABSENT:

None

GUESTS:

Ms. Susan Caughlan: Overhill Dr Resident
Mr. Ciro Tornambe: Skippack Pk Resident
Mr. David Plager: Fieldcrest Way Resident

- 1. APPROVAL OF MEETING MINUTES OF NOVEMBER 12th, 2009:**
A motion by Ms. Pat Quigley for approval of the minutes for the meeting held on November 12th, 2009, seconded by Mr. Gordon Todd, was passed unanimously.
- 2. APPROVAL OF 2010 MEETING DATES:**
A tentative meeting date schedule was discussed and compiled for Year 2010. Discussion and questions ensued.
- 3. CEDARS COUNTRY STORE:**
Ms. Susan Caughlan would like to see Cedars Country Store be added to the Village Planning timeline and agenda. Mr. David Plager is extremely concerned with how the property shall be utilized in the future (i.e. proposed children's carnival) due to the parcel being located in a residential district. Ms. Susan Caughlan suggested a community task force be formed. Discussion and questions ensued.

4. VILLAGE PLANNING:

The Planning Commission discussed scheduling public work-shops for Worcester Township Residents, tentatively starting March 2010, and making an announcement in the Worcester Township Newsletter. Discussion and questions ensued.

5. DISCUSSIONAL ITEMS:

Mr. Gordon Todd addressed the Worcester Township Zoning Ordinance pertaining to accessory structures and suggested writing revision(s) due to the original ordinance not being properly interpreted. Discussion and questions ensued.

6. 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, at 8:56 P.M.