

WORCESTER TOWNSHIP  
BOARD OF SUPREVISORS & PLANNING COMMISSION JOINT MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, WORCESTER, PA  
MONDAY, APRIL 5<sup>th</sup>, 2010 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 10:39 A.M.

**ATTENDANCE**

**PRESENT:**

Arthur Bustard	Chairman: Board of Supervisors
Susan Caughlan	Vice Chairman: Board of Supervisors
Steve Quigley	Member: Board of Supervisors
Joseph Bagley, Esq.	Township Solicitor
Joseph J. Nolan	Township Engineer
Daniel C. Fox	Township Interim Manager
Gordon Todd	Chairman: Planning Commission
Pat Quigley	Vice Chairman: Planning Commission
Robert Hayes	Member: Planning Commission
Bill Fox	Member: Planning Commission
Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

**ABSENT:**

Eunice Kriebel	Township Assistant Manager/ Treasurer
Doug Rotondo	Secretary: Planning Commission

- 1. APPROVAL OF JOINT MEETING MINUTES OF FEBRUARY 1<sup>st</sup>, 2010:**  
A motion by Mr. Robert Hayes for approval of the minutes for the meeting held on February 1<sup>st</sup>, 2010, seconded by Mr. Bill Fox, was passed unanimously.
- 2. NW CORNER OF GERMANTOWN PIKE & TROOPER RD – 3.4 ACRES:**  
The Board of Supervisors and Planning Commission discussed with Bainbridge Capital Investments Co, LLC developing the parcel located at the northwest corner of Germantown Pike and Trooper Rd as a commercial shopping center. Issues of traffic control, parking, viability of the complex, aesthetics, and Worcester Township's zoning code were discussed. Questions and discussion ensued. There were mixed views and opinions on what kind of commercial use would be best suited for the location. No formal decisions or recommendations were made.
- 3. SUBDIVISION & LAND DEVELOPMENT REVIEW PROCESS:**  
The Planning Commission discussed the sketch plan process. Questions and discussion ensued.
- 4. VILLAGE PLANNING:**  
The Planning Commission updated the Board of Supervisors on the public work-shop held for village planning on March 11<sup>th</sup>, 2010. There were fifty-two attendee(s) from the community that were introduced to the idea of creating a village plan for Fairview Village by the Planning Commission. Questions and discussion ensued. The next public work-shop meeting is scheduled for April 8, 2010, from 7:30 P.M. to 9:30 P.M., at the Worcester Township Community Hall.

5. **ZONING HEARING BOARD REVIEW PROCESS:**  
The Planning Commission discussed with the Board of Supervisors the protocol and procedure that they should use for reviewing zoning hearing board applications. Questions and discussion ensued. The Board of Supervisors shall request the Planning Commission's review and comments for zoning hearing board applications on a case by case basis.
6. **ZONING AMENDMENT PROPOSAL:**  
The Planning Commission discussed with the Board of Supervisors their priority list for reviewing various zoning amendments to the Worcester Township Zoning Code and the Subdivision and Land Development Ordinance. Questions and discussion ensued. The Planning Commission will be discussing the limited industrial district proposed language additions and changes, proposed sport court ordinance, proposed changes to agricultural definition, and the proposed waiver of land development form at their next scheduled meeting, April 22<sup>nd</sup>, 2010.
7. **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 12:46 P.M.

WORCESTER TOWNSHIP  
PLANNING COMMISSION WORK SESSION MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, WORCESTER, PA  
THURSDAY, APRIL 8<sup>th</sup>, 2010 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: 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. Luke Beidler: Swede St, Norristown, PA  
Ms. Nancy Crist: Mill Rd Resident  
Mr. John E. Heyser: Germantown Pk & Valley Forge Rd Resident  
Ms. Lyn Harper Mozley: Anvil Dr Resident  
Mr. Lance Asher: Kriebel Mill Rd Resident  
Mr. Joe Campisi: Valley Forge Rd Resident  
Mr. Harry Griffith: Griffith Rd Resident  
Mr. Mark Levins: Quarry Hall Rd Resident  
Mr. Charles Venezia: Germantown Pk Resident  
Ms. Maeve Vogan: Dell Rd Resident  
Ms. Holly Sensenig: Mill Rd Resident  
Mr. Carl Sensenig: Mill Rd Resident  
Ms. Barbara Reed: Valley Forge Rd Resident  
Mr. Wayne Reed: Valley Forge Rd Resident  
Mr. Dan Bontempo: Wanda Rd Resident  
Ms. Linda Bontempo: Wanda Rd Resident  
Mr. Louis Betz: Dell Rd & Germantown Pk Resident  
Mr. Frank Pileggi: Germantown Pk Resident  
Ms. Dee Dee McGrane: Stump Hall Rd Resident  
Ms. Carolyn Brooke: Germantown Pk Resident  
Ms. Kim David: Berks Rd Resident  
Mr. David Place: Griffith Rd & Germantown Pk Resident  
Mr. Luciana Alessandrini: Germantown Pk Resident

- 1. APPROVAL OF MEETING MINUTES OF MARCH 25<sup>th</sup>, 2010:**  
Mr. Gordon Todd proposed tabling the meeting minutes to be reviewed at the next scheduled Planning Commission meeting and all were in agreement.

**2. VILLAGE PLANNING:**

An overall outline was presented by the Planning Commission. All guests in attendance marked off on a list provided by the Planning Commission of what goals are most important to have addressed in the discussion of village planning. All guests in attendance split off into three (3) groups and each group discussed and presented the various amenities they would like to see as a result of the village planning work-shops (i.e. additional parking, restaurants, shops, etc...). 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, APRIL 22<sup>nd</sup>, 2010 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: 34 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:**

Ms. Susan Caughlan: Overhill Dr Resident  
Ms. Andy Deterline, Esq.: BPG Properties, Representative for Limited Industrial District Proposed Language

**1. APPROVAL OF MEETING MINUTES:**

A motion by Mr. Bill Fox for approval of the minutes for the meeting held on March 25<sup>th</sup>, 2010, seconded by Mr. Robert Hayes, was passed unanimously. A motion by Ms. Pat Quigley for approval of the minutes as revised for the meeting held on April 8<sup>th</sup>, 2010, seconded by Mr. Robert Hayes, was passed unanimously.

**2. ZONING AMENDMENT PROPOSAL:**

An overall outline was discussed regarding the zoning amendment proposal packet. The limited industrial district, proposed sport court ordinance, proposed changes to agricultural definition, waiver of land development form, and raising the allowable fence height are to be agenda items at the next scheduled Planning Commission meeting for discussion. Questions and discussion ensued.

**3. VILLAGE PLANNING:**

An overall outline was discussed regarding when the next scheduled public work-shop shall be and what material will be discussed and presented. Roughly, in four (4) weeks another public work-shop will be scheduled. 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 9:31 P.M.