

WORCESTER TOWNSHIP  
PLANNING COMMISSION WORK SESSION MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, WORCESTER, PA  
THURSDAY, APRIL 14<sup>th</sup>, 2011 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
Paul Ziegler	Secretary
Doug Rotondo	Member
Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

**ABSENT:**

Robert Hayes	Member
--------------	--------

**GUESTS:**

Mr. Timothy Woodrow, P.E.: Representative for Meadowood  
Mr. Paul Nordeman: Director of Meadowood  
Mr. Ken Workman: Construction Manager of Meadowood  
Mr. Joseph Hanna, P.E.: Representative  
Mrs. Kyung Lee: Berks Rd Resident  
Ms. Susan Caughlan: Overhill Dr Resident  
Mr. Chase Kneeland: Berks Rd Resident  
Ms. Maeve Vogan: Dell Rd Resident  
Mr. Charles Venezia: Germantown Pk Resident

**1. MEADOWOOD MASTER SKETCH PLAN:**

Mr. Timothy Woodrow, P.E. presented the master sketch marketing plan for the Meadowood Development. The tract is located in the LPD Land Preservation District Zoning. The plan consists of 31 additional homes. Ms. Pat Quigley commented that she would like to see smaller building footprints for the proposed homes, a more creative re-configuring of the undeveloped land around the historic cemetery as a better buffer, and that stormwater management should include innovative measures to reduce runoff. Mr. Rotondo wanted to see a larger buffer around the cemetery. Mr. Gordon Todd expressed that the overall site is over built and that the existing density is too high. Additionally, Mr. Gordon Todd raised the question whether the Meadowood Community is a residential use or an institutional use. Questions and discussion ensued.

**2. 2106 BERKS RD SKETCH PLAN:**

Mr. Joseph Hanna, P.E. presented the 2106 Berks Rd sketch plan. The tract is located in the AGR Agricultural Zoning District. The plan consists of 4 lots designed under Option #2 of the Conservation Subdivision Ordinance. Mr. Matthew Schelly expressed that there is a formal documentation process required if the property owner decides to move forward with the Subdivision and Land Development process set forth under the Conservation Subdivision Ordinance. Mr. Chase Kneeland expressed that there were zoning violations against the property at one point in time and that a Phase I and Phase II Environmental Due Diligence evaluation needs to be performed due to the site being potentially environmentally compromised. Questions and discussion ensued.

3. **APPROVAL OF MEETING MINUTES:**

A motion by Mr. Doug Rotondo for approval of the minutes for the meeting held on March 24<sup>th</sup>, 2011, seconded by Mr. Paul Ziegler, was passed unanimously.

4. **ZONING AMENDMENT DISCUSSION:**

- **SIGNAGE**

The Planning Commission discussed a handout given by Mr. Gordon Todd to further discuss calculating sign square footage and the different techniques and methods of doing so. The Planning Commission is planning to main present the concepts to the Board of Supervisors at their next scheduled joint meeting on May 2<sup>nd</sup>, 2011. Questions and discussion ensued.

5. **VILLAGE PLANNING:**

- **CEDARS VILLAGE PLANNING**

Draft language was discussed in preparation for the joint meeting scheduled with the Board of Supervisors May 2<sup>nd</sup>, 2011. Questions and discussion ensued.

- **FAIRVIEW VILLAGE PLANNING**

The Planning Commission tabled the subject matter until their next scheduled meeting.

6. **PLANNING COMMISSION AGENDA FOR NEXT MEETING HELD ON APRIL 28<sup>th</sup>, 2011:**

The Planning Commission shall be discussing approval consideration for the Planning Commission minutes drafted for the April 14<sup>th</sup>, 2011 meeting, preliminary approval recommendation consideration for the DePhillippo Land Development Plan, the Planning Commission agenda for the joint meeting held with the Board of Supervisors on May 2<sup>nd</sup>, 2011, the Planning Commission agenda for the May 12<sup>th</sup>, 2011 meeting, zoning amendment language regarding signage, and village planning for Fairview & Cedars Village.

7. **PLANNING COMMISSION AGENDA FOR JOINT MEETING HELD WITH THE BOARD OF SUPERVISORS ON MAY 2<sup>nd</sup>, 2011:**

The Planning Commission is planning to present an overall outline and conceptual ideas for Village Planning and Signage. Questions and discussion ensued.

8. **PUBLIC COMMENT**

None

9. **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 10:09 P.M.

WORCESTER TOWNSHIP  
PLANNING COMMISSION MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, WORCESTER, PA  
THURSDAY, APRIL 28<sup>th</sup>, 2011 7:30 P.M.

**CALL TO ORDER**

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

**ATTENDANCE**

**PRESENT:**

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

**ABSENT:**

Paul Ziegler	Secretary
Doug Rotondo	Member

**GUESTS:**

Ms. Maeve Vogan: Dell Rd Resident  
Mr. Lou Betz: Dell Rd Resident  
Ms. Wendy Bourne: Bourne Graphics Representative  
Mr. Gerard Werner: Hollis Rd Resident  
Mrs. Kathleen Werner: Hollis Rd Resident  
Mr. Charles Venezia: Germantown Pk Resident

**1. APPROVAL OF MEETING MINUTES:**

A motion by Ms. Pat Quigley for approval of the minutes, contingent upon minor language changes for the meeting held on April 14<sup>th</sup>, 2011, seconded by Mr. Gordon Todd, was passed unanimously.

**2. PLANNING COMMISSION AGENDA FOR JOINT MEETING HELD WITH THE BOARD OF SUPERVISORS ON MAY 2<sup>nd</sup>, 2011:**

The Planning Commission has cancelled their joint meeting scheduled for May 2<sup>nd</sup>, 2011 and has requested to meet with the Board of Supervisors on June 6<sup>th</sup>, 2011 at 8 A.M.

**3. ZONING AMENDMENT DISCUSSION:**

• **SIGNAGE**

Ms. Wendy Bourne presented design information regarding signage and the different kinds of signage that her customers request. The Planning Commission discussed the different kinds of signage material that can be used in constructing a sign, the size of the physical letters/ wording found on signage, and the signage needs of Worcester Township. The Planning Commission is addressing the physical size of signs at their next scheduled meeting and Mr. Gordon Todd stated that he'll be taking pictures of signage located throughout the Township to discuss. Questions and discussion ensued.

**4. VILLAGE PLANNING:**

• **CEDARS VILLAGE PLANNING**

An overall outline was discussed regarding presenting draft language and main concepts to the Board of Supervisors at the next scheduled joint meeting. Mr. & Mrs. Werner asked for further clarification as to what draft language is being proposed. Questions and discussion ensued.

- **FAIRVIEW VILLAGE PLANNING**

An overall outline was discussed regarding presenting draft language and main concepts to the Board of Supervisors at the next scheduled joint meeting. Questions and discussion ensued.

5. **PLANNING COMMISSION AGENDA FOR NEXT MEETING HELD ON APRIL 14<sup>th</sup>, 2011:**

The Planning Commission shall be discussing approval consideration for the Planning Commission minutes drafted for the April 14<sup>th</sup>, 2011 meeting, the Planning Commission agenda for the May 26<sup>th</sup>, 2011 meeting, the Montgomery County Planning Commission's contract renewal, zoning amendment language regarding signage, and village planning for Fairview & Cedars Village.

6. **PUBLIC COMMENT**

None

7. **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 9:26 P.M.