

WORCESTER TOWNSHIP  
PLANNING COMMISSION WORK SESSION MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, WORCESTER, PA  
Thursday, April 11<sup>th</sup>, 2013 7:30 P.M.

**CALL TO ORDER**

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

**ATTENDANCE**

**PRESENT:**

|                  |   |
|------------------|---|
| Gordon Todd      | Chairman  |
| Pat Quigley      | Vice Chairman   |
| Doug Rotondo     | Secretary   |
| Anthony R. Sherr | Member  |
| Matthew Schelly  | Township Planning Consultant, Montgomery County Planning Commission |

**ABSENT:**

|                   |                         |
|-------------------|-------------------------|
| Chris David       | Member                  |
| Tiffany M. Loomis | Township Zoning Officer |

**GUESTS:**

Ms. Susan Caughlan Overhill Drive Resident – Board of Supervisors

1. **APPROVAL OF MEETING MINUTES:**

A motion, made by Mr. Tony Sherr and seconded by Mr. Doug Rotondo, to approve the minutes of the March 14<sup>th</sup>, 2013 meeting was passed unanimously.

A motion, made by Ms. Pat Quigley and seconded by Mr. Rotondo, to approve the minutes of the March 28<sup>th</sup>, 2013 meeting was passed unanimously.

2. **HISTORIC PRESERVATION OVERLAY ORDINANCE AMENDMENT**

Mr. Matthew Schelly recapped his proposed idea for the historic resource inventory being separate from the historic preservation overlay ordinance. Essentially, this keeps the inventory (list of properties with historic resources) out of formal zoning and avoids the time and cost-consuming process of notification and public advertising associated with changes to zoning ordinances, which would otherwise be necessary when a property is either added or removed from the inventory, for any reason.

The Planning Commission discussed various portions of the proposed ordinance, including several of the definitions. Mr. Schelly proposed a new definition, *Historic Resource Limited Business*, as a way to accommodate for small businesses in historic resources that are not dwellings, such as barns, which would not fall under the existing *Home Occupation* definition.

Questions and discussion followed.

3. **PLANNING COMMISSION AGENDA SCHEDULED FOR APRIL 25<sup>th</sup>, 2013 MEETING:**

- Minutes
- Evans Subdivision located at 3110 Heebner Rd – Preliminary Approval Consideration
- Roman Brothers Subdivision located at 2845 Potshop Rd – Final Approval Consideration
- Historic Ordinance
- Planning Commission Agenda Scheduled for May 9<sup>th</sup>, 2013
- Public Comment
- Adjournment

4. **PUBLIC COMMENT:**

Ms. Susan Caughlan, Overhill Drive Resident, inquired if the yield plan put forth for the proposed Our Farm subdivision was accurately calculated.

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 9:25 P.M.

WORCESTER TOWNSHIP  
PLANNING COMMISSION MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, WORCESTER, PA  
Thursday, April 25<sup>th</sup>, 2013 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:**

|                   |   |
|-------------------|---|
| Gordon Todd       | Chairman  |
| Pat Quigley       | Vice Chairman   |
| Doug Rotondo      | Secretary   |
| Chris David       | Member  |
| Anthony R. Sherr  | Member – Arrived at 7:36PM  |
| Tiffany M. Loomis | Township Zoning Officer – Departed at 8:00PM                        |
| Matthew Schelly   | Township Planning Consultant, Montgomery County Planning Commission |

**ABSENT:**

None

**GUESTS:**

Ms. Susan Caughlan Overhill Drive Resident – Board of Supervisors

1. **2845 POTSHOP RD (AKA ROMAN BROTHERS SUBDIVISION)**

Mr. George Standbridge, Representative, presented the proposed 3 lot subdivision for the applicant, and has requested Final Approval recommendation to the Board of Supervisors from the Planning Commission.

The applicant addressed the latest review completed by the Township Engineer and Montgomery County Planning Commission.

Mr. Matthew Schelly presented his review. Discussion and questions ensued.

**RECOMMENDATION:**

A motion by Mr. Rotondo, seconded by Mr. Sherr, recommending final approval consideration to the Board of Supervisors commending the applicant for agreeing to conserve this important headwater stream area and delineating such on the plans, was unanimously voted upon.

2. **3110 HEEBNER ROAD (AKA EVANS SUBDIVISION)**

Mr. Robert Jordon, Representative from Woodrow & Associates, presented the proposed 2 lot subdivision for the applicant, and has requested Preliminary Approval recommendation to the Board of Supervisors from the Planning Commission.

The Planning Commission expressed concern about the location of the proposed new lot located off of Valley Forge Road. They believed it would block, hinder, and/or degrade the scenic view to the west, which stretches for many miles.

The Planning Commission requested the applicant to reconsider the location of Lot #2 and took no formal action.

Mr. Gordon Todd and Ms. Pat Quigley noted that the Township's comprehensive plan strongly recommends preserving scenic view-sheds, of which this is one of the most significant.

3. **HISTORIC ORDINANCE**

The Planning Commission discussed various portions of the proposed ordinance, including requirements for off-street parking and the potential for on-street parking in dense, residential neighborhoods/developments.

Discussion and questions ensued.

4. **APPROVAL OF MEETING MINUTES**

A motion, made by Mr. Tony Sherr and seconded by Mr. Doug Rotondo, to approve the minutes of the April 11<sup>th</sup>, 2013 meeting was passed unanimously.

5. **PLANNING COMMISSION AGENDA SCHEDULED FOR MAY 6<sup>th</sup>, 2013 JOINT MEETING WITH BOARD OF SUPREVISORS**

- Historic Ordinance
- Priority of Ordinance Amendments
- Minutes

6. **PLANNING COMMISSION AGENA FOR MAY 9<sup>TH</sup>, 2013 MEETING**

- Historic Ordinance
- Minutes

7. **PUBLIC COMMENT**

None

8. **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 9:35 P.M.