WORCESTER TOWNSHIP
PLANNING COMMISSION WORK SESSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
THURSDAY, AUGUST 12th, 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 7:32 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:

Ms. Susan Caughlan: Overhill Dr Resident
Mr. Nic Imperial: Fisher Rd Resident
Mrs. Lois Imperial: Fisher Rd Resident
Mr. Richard DeLello: Stony Creek Rd Resident

1. MONTGOMERY PRESBYTERIAN CHURCH LAND DEVELOPMENT PLAN LOCATED AT 3260 MORRIS RD

The revised final phased plan, consisting of three phases, proposes a building addition onto the existing structure, play area, and 237 parking spaces and is located at Morris Road and Wentz Church Road. A majority of the improvements shall be completed in phase I. The gross acreage is approximately 38.899 (+/-) acres. Discussion and questions ensued.

RECOMMENDATON:
A motion by Ms. Pat Quigley for approval of the revised final phased plan, seconded by Mr. Doug Rotondo, was passed unanimously.

2. ZONING AMENDMENT DISCUSSION

- **SIGNAGE**
  The Planning Commission briefly discussed the current sign ordinance. Mr. DeLello expressed his concerns that the R-AG-200 district is not incorporated into the current sign ordinance and needs to be included in the amended language, as well as make sure that all language within the amended sign ordinance be succinct, including but not limited to neighborhood/ development signage requirements. The Planning Commission tabled the discussion to their next scheduled meeting due to wanting to review the proposed draft sign ordinance created in 2007, as well as surrounding Township ordinances, for a better understanding of what changes and additions are needed to the current sign ordinance.

- **ACCESSORY STRUCUTURES & USES**
  The Planning Commission recommends that language additions and changes be made to the Worcester Township Zoning Ordinance regarding accessory structures and uses. The Planning Commission recommends the following:
  - Garages are to be defined as an accessory structure.
  - The setback requirements is to be lessened for agricultural structures, accessory structures including but not limited to garages, private swimming pools, and decorative structures.
  - The minimum setback requirement regarding the pool location behind the main dwelling unit is to be eliminated.
  - Utility structures are to be exempt from setback regulations regarding single family and agricultural structures.
  - Private newspaper boxes are to be located in conjunction with the property owners' mailbox.
  - The keeping of horses and livestock are to be allowed on properties having a gross lot area of three acres or more. A gross lot area of three acres shall allow a maximum of two large animals. Each additional acre of gross lot area shall allow one additional large animal or the equivalent.
  - Fences, private tennis courts, private sport courts, and private driveways shall be regulated by their own stand alone ordinances in Chapter 150 of the Worcester Township Zoning Ordinance.

  Mr. Imperial expressed his concerns that regardless of how large one's property is, appropriate strict setbacks need to be in place for the peace and welfare of adjacent property owner's use and enjoyment.

3. **VILLAGE PLANNING**
   An overall outline was discussed regarding village planning for Fairview Village. 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. **APPROVAL OF MEETING MINUTES**
   A motion by Ms. Pat Quigley for approval of the minutes, contingent upon minor grammatical changes, for the meeting held on July 22nd, 2010, seconded by Mr. Doug Rotondo, was passed unanimously.

5. **PLANNING COMMISSION AGENDA FOR AUGUST 26th, 2010 MEETING**
   The Planning Commission shall be discussing conditional use approval consideration for the Preserve @ Worcester, conditional use approval consideration for Kibblehouse-Rotelle Subdivision, preliminary plan approval consideration for the Guardino Subdivision, zoning hearing board application #10-10 (North Grange, LLC), zoning amendment language regarding the current sign ordinance, and village planning for Fairview Village.

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 9:46 P.M.

WORCESTER TOWNSHIP
PLANNING COMMISSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
THURSDAY, AUGUST 26th, 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 7:30 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:

Ms. Bernadette A. Kearney, Esq: HRMM&L, Representative for Preserve @ Worcester and Kibblehouse-Rotelle Subdivision
Mr. Timothy Woodrow, P.E.: Woodrow & Associates, Representative for Preserve @ Worcester and Guardino Subdivision
Mr. Nicolas Fieola, P.E.: Bursich Engineering, Representative for Kibblehouse-Rotelle Subdivision
Mr. Peter Rotelle: Developer
Mr. Anthony Hibbeln, P.E.: Hibbeln Engineering Company, LLC, Representative for North Grange, LLC
Mr. Thomas Riley: Ambler Savings Bank
Ms. Maeve Vogan: Dell Rd Resident
Mr. Richard DeLello: Stony Creek Rd Resident
Dr. James L. Mollick: Country View Ln Resident

1. **PRESERVE @ WORCESTER – CONDITIONAL USE APPROVAL CONSIDERATION**
This property is in Zoning District AGR. The subdivision plan consists of six separate parcels which total approximately 130.8 acres. Three of the parcels are located along Whitehall Road (50.7 acres), and the remaining three parcels are located along North Wales Road (80.1 acres). The subdivision proposes 39 buildable lots to be located on two of the parcels along North Wales Road Utilizing Option #1 (with public sewer) contained in the Growing Greener Ordinance. The subdivision also proposes utilizing the "Transfer of Development Rights" as permitted in the Growing Greener Ordinance. This allows the transfer of the development rights from the parcels along Whitehall Road to the parcels along North Wales Road allowable by conditional use approval. The total open space included in this development in this development is approximately 95.1 acres.

Ms. Bernadette A. Kearney, Esq. and Mr. Timothy Woodrow, P.E. presented the 39 lot subdivision plan to the Planning Commission. Units 17 and 93 are proposed for a residential development consisting of 39 lots. There are 15 lots that can be built on Units 4 and 20 and 4 units that can be built on Unit 94 for a total of 19 lots or 19 TDR's. The Applicant is requesting that these 19 lots or TDR's be transferred to Units 17 and 93 as part of the conservation subdivision to permit a total of 39 lots on Units 17 and 93 (20 yield + 19 TDR's).

Pursuant to Section 150-110.3.F of the Worcester Township Zoning Ordinance, all or some of the units permitted subsections A, B, and C of Section 110.3.F on one or more tracts may be transferred to one or more tracts by conditional use. Applicant is requesting a conditional use for the 19 TDR's. Questions and discussion ensued.

RECOMMENDATION:
A motion by Ms. Pat Quigley recommending conditional use approval in conjunction with CKS's review dated August 16th, 2010, seconded by Mr. Robert Hayes, was passed unanimously.

2. KIBBLEHOUSE-ROTELLE SUBDIVSION – CONDITIONAL USE & FINAL APPROVAL CONSIDERATION

The property is in the LPD Land Preservation District. The tract is bounded by Berks Rd to the south, Weber Rd to the north, and the Pennsylvania Turnpike to the east. The subdivision consists of the creation of 12 single-family lots on a parcel or approximately 60 acres of land. An existing dwelling and accessory buildings are noted to remain. Lots 1 thru 9 will access Weber Rd, and Lots 10 thru 12 will access Berks Rd. The conditional uses requested are to allow crossing and grading of the riparian corridor crossings.

Ms. Bernadette A. Kearney, Esq. and Mr. Nicolas Fieola, P.E. presented the 12 lots subdivision and the conditional use requests to the Planning Commission. The conditional use requested is to allow crossing of Zone 1 or the riparian corridor for a proposed driveway to access Lots 10 and11, to allow crossing of Zone 2 of the riparian corridor for a proposed driveway to access Lots 10 and 11, and to allow grading associated with naturalized Basins A3A and A3C to be located within Zone 2 of the riparian corridor. The Planning Commission stated they would review the final plan approval consideration at their next scheduled meeting held on September 9th, 2010. Questions and discussion ensued.

RECOMMENDATION:
A motion by Ms. Pat Quigley recommending conditional use approval in conjunction with CKS's review dated August 17th, 2010, seconded by Mr. Doug Rotondo, was passed unanimously.

3. GUARDINO SUBDIVSION – PRELIMINARY PLAN APPROVAL CONSIDERTION

The property is in Zoning District R-100. The plan proposes the subdivision of a 1.6631 acre parcel into 2 building lots. Lot No. 1 will contain the existing dwelling and the lot area will be approximately 31, 171 Sq. Ft. Lot No. 2 will be a flag lot, accessed by a 25 foot strip from Methacton Avenue, and contain approximately 34,773 Sq. Ft. The plan proposes the construction of a single family dwelling on Lot No. 2 to be accessed by a shared driveway through the 25' access strip.

Mr. Timothy Woodrow, P.E.: presented the 2 lot subdivision to the Planning Commission. The Planning Commission questioned whether shrubbery could exist where the rock-bed is currently located. Mr. Woodrow stated that it is unlikely for shrubbery of any kind to grow properly in this area due to its current state. Questions and discussion ensued.

RECOMMENDATION:
A motion by Ms. Pat Quigley recommending preliminary/ final approval in conjunction with CKS's review dated July 23rd, 2010, seconded by Mr. Doug Rotondo, was passed unanimously.

4. ZONING HEARING BOARD APPLICATION #10-10, NORTH GRANGE LLC LOCATED AT 3481 GERMANTOWN PK

Mr. Anthony Hibbeln, P.E. presented Zoning Hearing Board and Land Development Application #10-10 to the Planning Commission. The property is in Zoning District "AGR". The applicant is requesting zoning relief from such sections of the Worcester Township Zoning Code – Chapter 150 in order to move forward with their Land Development Application submission. The applicant submitted both their Zoning Hearing Board & Land Development Application to the Township simultaneously for the purpose of cost cutting measures due to the current state of the economy.

The variances requested are as such:

- Variance from Section 150-11 to permit a non-residential use of the property regarding the construction, operation, and maintenance or improvements including stormwater management facility & appurtenances, trash & recyclables, paved ingress/ egress/ & regress area, materials storage, material loading and unloading, and curb & fencing.

- Variance from Section 150-13(B)(2) to permit the construction, operation, and maintenance of improvements including stormwater management facility & appurtenances, trash, & recyclables, paves ingress and egress area, materials storage, material loading and unloading, and curb & fencing within the front & side yard setbacks.

- Variance from Section from 150-182(B) to permit the privacy/ security fence within the front yard setback.

- Variance from Section 150-203(A)(C)(D) to permit the entire basin within yard area.

- Variance from Section 150-225 to allow applicant two years to implement improvements.

The Planning Commission expresses absolutely no opinion on the legal issues before the Zoning Hearing Board and has the following comments and concerns regarding the design aspects of the Zoning Hearing Board & Land Development Application submissions:

- Proposed plan shows an overbuilt site between two townships. (Worcester Township & Lower Providence) The Planning Commission is not in favor of such.
- There are more parking spaces proposed than required. The Planning Commission is not in favor of such.
- There is a large amount of impervious coverage being added which creates a large intrusion to the rural landscaping that currently exists. The Planning Commission is not in favor of such.
- The detention basin proposed is over-sized and the Planning Commission is not in favor of such.

Questions and discussion ensued.

5. **ZONING AMENDMENT DISCUSSION**

- **SIGNAGE**

  The Planning Commission discussed the current sign ordinance. The Planning Commission recommends that contractor signage be allowed, no more than 1 sign shall be allowed for developments regarding their identification entrance, and that a sign property maintenance clause be added defining sign maintenance requirements of property owners. Questions and discussion ensued.

  The Planning Commission would like to further evaluate group signage and non-conforming signage at their next scheduled meeting due to wanting to further discuss the current sign ordinance.

6. **APPROVAL OF MEETING MINUTES**

The Planning Commission tabled the approval of the August 12th, 2010 meeting minutes for their next scheduled meeting.

7. **VILLAGE PLANNING**

The Planning Commission tabled the village planning discussion of Fairview Village for their next scheduled meeting.

8. **PLANNING COMMISSION AGENDA FOR SEPTEMBER 9th, 2010 MEETING**

The Planning Commission shall be discussing final approval consideration for Kibblehouse-Rotelle Subdivision, zoning amendment language regarding the current sign ordinance, approval consideration for meeting minutes August 12th, 2010 & August 26th, 2010, and village planning for Fairview Village.

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 9:59 P.M.