

WORCESTER TOWNSHIP  
PLANNING COMMISSION WORK SESSION MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, WORCESTER, PA  
Thursday, August 2, 2012      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
Chris David	Member
Anthony R. Sherr	Member
Tiffany M. Loomis	Township Zoning Officer
Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

**GUESTS:**

Mr. Ciro Tornambe, Skippack Pike Resident  
Mr. Vincent Pupillo, Skippack Pike Resident  
Mr. Richard C. Mast, P.E, Representative for Mr. V. Pupillo  
Mr. John Kennedy: Representative for D. Markel  
Mr. Chuck Caikoski, Cedars Country Store Representative  
Mr. William Graf, Skippack Pike Resident  
Mr. Rick Delello, Stony Creek Road Resident

**1. CEDARS VILLAGE OVERLAY DISTRICT ORDINANCE AMENDMENT**

Mr. Matthew Schelly prepared an analysis of the maximum development potential for the 22.5-acre Cedars Country Store tract under the proposed new overlay district requirements. He presented a series of maps showing the extent of building and impervious coverage allowed under the by-right requirements and also the maximum additional development allowed with the use of TDRs. The current draft ordinance shows a 15% maximum by right building coverage and a 45% impervious coverage. The analysis found that the impervious coverage was insufficient to accommodate the 15% allowable building coverage in Class 2, primarily due to the parking requirements. Mr. Gordon Todd presented alternative calculations of building and impervious coverage, using a net tract area instead of gross and using the standards for shopping center district as a more realistic guide for impervious coverage. Discussion followed regarding appropriate ratio of BC: IC that would allow reasonable development under the newly allowable overlay uses. Cedars Village residents with smaller properties presented arguments for increasing the BC and IC in order to provide more effective use of smaller lots. Following lengthy discussions, a general consensus was reached to allow properties less than 80,000 SF in gross tract area to be allowed a maximum of 20% Building Coverage and 60% impervious coverage. The WPC also revised the minimum lot size for the overlay district to 15,000 SF for all uses.

Discussion continued on the proposed Use Regulations. Following discussions regarding hours of service (defined by all too generally mean the last time for food/beverage service in a restaurant), it was agreed to modify the hours of service to 11 pm for Sunday through Thursday

and to 12 pm on Friday and Saturday. Pet services were revised to allow pet training but no animal hospitals, kennel/boarding or pet day care.

Lengthy discussions followed regarding the proposal to include fairs and carnivals. Representatives from Cedars Country Store presented draft language to allow a variety of additional temporary or seasonal outdoor events to create more economic benefits to the village. Following discussions, the WPC agreed to include the provision for temporary Christmas tree sales and a farmers market, but did not support the inclusion of fairs or carnivals. The representatives were advised to present their case directly to the BOS at future meetings regarding this ordinance.

Revisions to reflect these and other recent review meetings will be captured in a final draft to be presented to the Board of Supervisors at the August 6 Joint Meeting.

2. **PLANNING COMMISSION AGENDA FOR AUGUST 9, 2012 MEETING:**

To be determined following the Joint Meeting with the Board of Supervisors on August 6, 2012.

3. **APPROVAL OF MEETING MINUTES:**

A motion by Ms. Chris David and seconded by Mr. Doug Rotondo for the approval of the minutes for the meeting held on June 14, was passed unanimously.

A motion by Ms. Pat Quigley and seconded by Mr. Doug Rotondo for the approval of the minutes for the meeting held on June 28, subject to correction of spelling typo in item 3, was passed unanimously.

A motion by Mr. Doug Rotondo and seconded by Ms. Chris David for the approval of the minutes for the meeting held on July 12, was passed unanimously.

A motion by Ms. Chris David and seconded by Ms. Pat Quigley for the approval of the minutes for the meeting held on July 26, was passed unanimously.

4. **PUBLIC COMMENT**

Mr. Vince Pupillo wanted to see all of the Cedars Village properties evaluated by the Montgomery County Planning Commission, not just the largest parcel. He also presented arguments for inclusion of fairs and carnivals.

Mr. John Kennedy commented that while the ordinance presents benefits to all landowners in terms of increased use opportunities, the strict dimensional requirements prohibit smaller properties from being able to realize the new uses. Mr. Kennedy also presented the WPC with another revised version of the ordinance with suggestions for formatting changes and for the inclusion of fairs and carnivals.

Mr. Richard Mast presented arguments for increasing the BC and IC for smaller properties to be more in line with other municipalities with similar village districts, such as Lederach, Skippack and Lower Salford. This is especially important for encouraging the reuse of older or historic buildings which typically require more area to bring them up to current codes.

Other residents in attendance also supported the increase in the BC: IC limitations for the properties less than 2 acres in size.

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 9:20 P.M.

WORCESTER TOWNSHIP  
BOARD OF SUPREVISORS & PLANNING COMMISSION JOINT MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, WORCESTER, PA  
MONDAY, AUGUST 6<sup>th</sup>, 2012 8:00 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 8:00 A.M.

**ATTENDANCE**

**PRESENT:**

Arthur Bustard	Chairman: Board of Supervisors
Susan Caughlan	Vice Chairman: Board of Supervisors
Steve Quigley	Member: Board of Supervisors
Gordon Todd	Chairman: Planning Commission
Pat Quigley	Vice Chairman: Planning Commission
Chris David	Member: Planning Commission
Tony Sherr	Member: Planning Commission
Matthew Schelly	Montgomery County Planning Commission
F. Lee Mangan	Township Manager
James J. Garrity, Esq.	Township Solicitor
Joseph J. Nolan, P.E.	Township Engineer

**ABSENT:**

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

**1. APPROVAL OF JOINT MEETING MINUTES:**

A motion by Mr. Gordon Todd for approval of the minutes for the joint meeting held on February 6<sup>th</sup>, 2012, seconded by Ms. Pat Quigley, was passed unanimously.

**2. CEDARS VILLAGE OVERLAY ORDINANCE AMENDMENT:**

Mr. Gordon Todd introduced the draft ordinance proposed to date and addressed Class I and Class II regarding their use regulations. Originally there had been three classes.

Mr. Todd further addressed seasonal uses, setbacks, maximum building foot print, lot size requirements, rights-of-way requirements, and the overall process that would take place upon the ordinance being enacted.

Mr. Arthur Bustard inquired about TDR's square footage requirements. Mr. Todd explained the proposed square footage limits. Questions and discussion ensued.

Mr. Bustard addressed the funeral home located near Cedars Village and how currently this property has not been included in the overlay ordinance district. He inquired if this property could be included and requested that the Planning Commission consider including this property due to the current commercial use of the property.

Ms. Susan Caughlan inquired if this property would be considered Class II and further addressed the square footage of the lot.

Mr. Bustard further addressed that it makes sense to include the funeral home.

Ms. Caughlan inquired as to whether the property owner of the funeral home is aware of the proposed ordinance.

Mr. Steve Quigley inquired as to if resident out-reach had occurred and the funeral home owner was contacted during this process.

Mr. Todd explained that a designated radius was sent mass mailings regarding the proposed ordinance and invited to make comments.

Ms. Caughlan addressed impervious coverage limits. Mr. Todd further explained that the impervious coverage limits proposed are to encourage the use of TDR's.

Mr. Joseph Nolan, P.E. addressed impervious coverage pertaining to Class I and how parking requirements will be affected.

Ms. Caughlan further discussed impervious coverage and parking requirements. Questions and discussion ensued.

Ms. Caughlan requested Mr. James Garrity, Esq. to review that uses are not in conflict with home occupation rights, square footage regulations and low traffic regulations.

Ms. Caughlan addressed out-door dining area setbacks and screening. Mr. Todd further explained the proposed regulations. Buildings, fencing, and landscaping may be used as screening buffers.

Ms. Pat Quigley is concerned about residential used located within the Overlay District.

Ms. Caughlan addressed adjacent properties and how they could be affected with our without a buffer located next to a commercial operation.

Ms. Caughlan & Mr. Quigley addressed seasonal events (i.e. farm markets, etc...). Discussion and questions ensued.

Mr. Bustard asked that everyone provide their final comments so that the Planning Commission may finalize their final recommendations to the Board of Supervisors.

Ms. Caughlan addressed TDR's, drive-thru(s), large recreational facilities, and lot area regulations for Class II. Questions and discussion ensued.

Mr. Quigley addressed that designing a process can be complicated and hard to implement thru zoning legislation. Economic conditions need to be considered when designing overlay district legislation.

Mr. Todd addressed the process that has occurred this thus far to create the proposed Cedars Village Overlay Ordinance.

Mr. Bustard directed the Planning Commission to finalize their recommendations.

**3. STATUS OF HISTORIC ORDINANCE AMENDMENT:**

Tabled.

**4. PUBLIC COMMENT:**

Ms. Maeve Vogan commented on Class II regulations, formatting, services offered, the funeral home property, drive-thru(s), and multi-use properties.

Ms. Marylyn Teed commented on taxes in relation to the proposed zoning amendment, Skippack Village, resident notifications sent regarding the proposed amendment, and the funeral home property.

Mr. Richard Mast, P.E., representing Vincent Pupillo commented on residential and commercial uses and their viability.

**5. 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 9:02 A.M.

WORCESTER TOWNSHIP  
PLANNING COMMISSION WORK SESSION MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, WORCESTER, PA  
Thursday, August 9, 2012      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
Chris David	Member
Anthony R. Sherr	Member
Tiffany M. Loomis	Township Zoning Officer
Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

**GUESTS:**

Ms. Susan Caughlan: Board of Supervisor  
Mr. Ciro Tornambe, Skippack Pike Resident  
Mr. Vincent Pupillo, Skippack Pike Resident  
Mr. Richard C. Mast, P.E, Representative for Mr. V. Pupillo  
Mr. John Kennedy: Representative for D. Markel  
Mr. Chuck Caikoski, Cedars Country Store Representative  
Mr. Mike Malone, Worcester Golf Club: Green Hill Road Resident

**1. CEDARS VILLAGE OVERLAY DISTRICT ORDINANCE AMENDMENT**

The Planning Commission further discussed the draft changed recommended to the proposed Cedars Overlay Ordinance at the August 2, 2012 meeting.

Discussion and questions ensued.

**RECOMMENDATION:**

A motion by Mr. Tony Sherr, seconded by Mr. Doug Rotondo, to recommend the above attached Cedars Village Overlay Ordinance per the changes discussed and 2 additional outstanding items per Mr. Gordon Todd's discretion, was passed unanimously.

**2. MINOR SUBDIVISION ORDINANCE AMENDMENT:**

Mr. Gordon Todd stated that he would like to the Planning Commission to re-address this issue. All members were in agreement.

Mr. Todd will request the Township Engineer to be at a future meeting for purpose of advisement.

**3. HISTORIC ORDINANCE AMENDEMENT:**

Tabled

4. **PLANNING COMMISSION AGENDA FOR AUGUST 23, 2012 MEETING:**

- Minor Subdivision Ordinance Amendment
- Historic Ordinance Amendment
- Planning Commission Agenda
- Approval of Meeting Minutes

5. **APPROVAL OF MEETING MINUTES:**

A motion by Ms. Chris David and seconded by Mr. Tony Sherr for the approval of the minutes for the meeting held on August 2, 2012 was passed unanimously.

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 10:06 P.M.

WORCESTER TOWNSHIP  
PLANNING COMMISSION MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, WORCESTER, PA  
Thursday, August 23, 2012 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
Doug Rotondo	Secretary
Chris David	Member
Tiffany M. Loomis	Township Zoning Officer
Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

**ABSENT:**

Pat Quigley	Vice Chairman
Anthony R. Sherr	Member

**GUESTS:**

Ms. Susan Caughlan: Board of Supervisor  
Mr. Ciro Tornambe, Skippack Pike Resident  
Mr. Vincent Pupillo, Skippack Pike Resident  
Mr. Richard C. Mast, P.E, Representative for Mr. V. Pupillo  
Mr. John Kennedy: Representative for D. Markel  
Mr. Chuck Caikoski, Cedars Country Store Representative  
Mr. Mike Malone, Worcester Golf Club: Green Hill Road Resident

1. **MINOR SUBDIVISION ORDINANCE AMENDMENT:**  
Tabled

2. **HISTORIC ORDINANCE AMENDEMENT:**

Ms. Chris David addressed historical structures built from 1940 onward.

Mr. Gordon Todd addressed historical structures built from 1938 onward.

Mr. Matthew Schelly made a presentation and provided handouts of structures representative from the 1800's thru 1945.

Ms. Chris David inquired as to what the standards are to restore an already more modern dwelling to its architectural birth-right.

Discussion and questions ensued.

3. **PLANNING COMMISSION AGENDA FOR AUGUST 23, 2012 MEETING:**

- Minor Subdivision Ordinance Amendment
- Historic Ordinance Amendment
- Mandracchia Subdivision

- Ianella Subdivision
- Planning Commission Agenda
- Approval of Meeting Minutes

5. **APPROVAL OF MEETING MINUTES:**  
Tabled

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 8:34 P.M.