

WORCESTER TOWNSHIP
PLANNING COMMISSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
THURSDAY, DECEMBER 8th, 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 7:33 P.M.

ATTENDANCE

PRESENT:

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

ABSENT:

Paul Ziegler	Secretary
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GUESTS:

Mr. George Stanbridge, P.E.: Representative for Flanagan Subdivision Sketch Plan
Ms. Elaine Flanagan: Hollow Road Resident
Mr. Richard DeLello: Stony Creek Road Resident
Mr. Patrick Bello: Clydesdale Circle Resident
Mr. Vincent Pupillo: Skippack Pike Resident
Mr. Ciero Tornambe: Skippack Pike Resident
Mr. Gerard Werner: Hollis Road Resident
Ms. Kathleen Werner: Hollis Road Resident

1. **FLANAGAN SUBDIVISION LOCATED 1430 HOLLOW RD – ZONED “AGR”:**

Mr. George Stanbridge presented the two (2) lot subdivision preliminary/ final plan submission. The plan proposes the subdivision of the existing 27.44 acre parcel into two (2) lots. The subject parcel is located along the south side of Hollow Road in the AGR Zoning District. The plan states that Lot #1 is being retained and is to remain undisturbed at this time. Lot #2 is proposed to contain the existing dwelling and outbuildings, and take access from Hollow Road. There are a total of 7 waivers being requested from the Subdivision and Land Development Ordinance.

The Planning Commission discussed the contents of the presentation. Discussion and questions ensued.

RECOMMENDATION:

A motion by Ms. Quigley to recommend preliminary/ final approval to the Board of Supervisors, seconded by Mr. Doug Rotondo, contingent upon consistency with the Township Engineer’s review letter, was passed unanimously.

2. **CEDARS VILLAGE PLANNING:**

MCPC gave power point presentation on Cedars Village Planning proposed ordinance. Further explained the three classes proposed.

Mr. Ciero Tornambe voiced concern over the restriction of 1 dwelling unit per property and suggested revising this to 1 du per building. For example a large outbuilding may have commercial use on ground floor with an apartment above.

Mr. Vincent Pupillo was concerned about landscape buffer requirements being too wide for the smaller lots and should be re-addressed.

Mr. Ciero Tornambe and Vince inquired about the development process within the context of the village overlay and were in favor of making the process simpler for small impact projects. They suggested that the process be streamlined for minor land development with the setting of some minimum thresholds.

Mr. Ciero Tornambe had concerns about the demolition aspect of the ordinance.

Mr. Vincent Pupillo inquired about sewer capacity for the future potential build out of the village, assuming TDRs were utilized.

The Planning Commission requested that Township Staff please send letters to community as originally discussed.

Questions and discussion ensued.

3. **2012 PLANNING COMMISSION MEETING SCHEDULE:**

The Planning Commission discussed and confirmed their meeting schedule for Year 2012. The meeting schedule will be formally advertised in the Times Herald and published on the Township website.

4. **PLANNING COMMISSION AGENDA FOR JANUARY 12th, 2011 MEETING:**

- Cedars Village Planning
- Minutes
- Next Planning Commission Agenda

5. **APPROVAL OF MINUTES FOR MEETING HELD ON NOVEMBER 10th, 2011:**

A motion by Mr. Robert Hayes seconded by Mr. Doug Rotondo for approval of the minutes for the meeting held on November 10th, 2011, 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 9:31 P.M.