

WORCESTER TOWNSHIP  
PLANNING COMMISSION MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
1031 VALLEY FORGE ROAD  
WORCESTER, PA

Thursday, December 12<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 7:31 P.M.

**ATTENDANCE**

**PRESENT:**

Mr. Gordon Todd	Chairman
Ms. Pat Quigley	Vice Chairman
Mr. Doug Rotondo	Secretary
Ms. Chris David	Member
Mr. Anthony R. Sherr	Member
Mr. James J. Garrity, Esq.	Township Solicitor
Mr. Joseph Nolan, P.E.	Township Engineer
Ms. Tiffany M. Loomis	Township Zoning Officer
Mr. Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

**ABSENT:**

None

**GUESTS:**

Dr. Zerbe: Methacton School District Superintendent  
Mr. William Jacobe: Methacton School District Facilities Director  
Mr. Frank Bartle, Esq.: Council & Representative for Methacton School District  
Mr. Eric Frey, Esq.: Council & Representative for Methacton School District  
Mr. Arthur Bosler: Engineer & Representative for Methacton School District  
Mr. David Horne: Architect & Representative for Methacton School District  
Mr. Jim Phillips: North Wales Road Resident  
Dr. James Mollick: Country View Lane Resident  
Ms. Michelle Jackson-Greenawalt, Locust Drive Resident  
Mr. & Mrs. Staples: Mill Road Resident  
Mr. Jeff Berlet: Mill Road Resident  
Ms. Karen Vavra: Blacksmith Lane Resident

**1. METHACTON HIGH SCHOOL LOCATED AT 1001 KRIEBEL MILL ROAD**  
**• PROPOSED TEXT AMENDMENT**

Mr. Frank Bartle presented the proposed text amendment for Methacton High School.

Mr. Gordon Todd addressed public vs. private high schools.

Ms. Pat Quigley, Mr. Todd, and the Planning Commission addressed the height of scoreboards and suggested further restrictions to allow the football stadium scoreboard at

a maximum height of 20' feet and a 15' feet maximum height for all other fields having scoreboards.

Mr. Todd inquired if Montgomery County Planning Commission has any comments. Mr. Matthew Schelly replied that they would like to address the proposed impervious coverage.

The Planning Commission discussed with Mr. Bartle the current impervious coverage proposed in the Land Development Plans that have been submitted totaling 37%.

Mr. Bartle clarified that the high school will have a large portion of open space available that is not considered impervious in other surrounding Townships. The School District is requesting that a maximum of 45% impervious coverage be permissible.

Ms. Quigley inquired as to why the turf fields are considered impervious coverage. Mr. Joseph Nolan, P.E. explained that the Township's current Zoning Code definition of impervious coverage and the strictness/ limitations set forth in the definition.

Mr. Todd inquired if this definition should be discussed and reviewed. Mr. Nolan replied that would be up to the Board of Supervisors and Planning Commission.

Ms. Chris David would like to address the definition issue.

Mr. Bartle explained the current time constraints of Methacton School District and how this will affect school sports and play time. They are under an extremely limited time frame to amend the current Zoning Ordinance.

Ms. Quigley proposed that the impervious coverage be capped at a 40% rather than the 45% impervious maximum proposed. Mr. Tony Sherr requested clarification from Mr. Bartle if this ordinance only affects the 2 properties owned by Methacton School District.

Mr. Bartle replied that his understanding is correct.

Ms. Quigley is concerned due to the impervious coverage number proposed being extremely high.

Mr. Sherr inquired if there is a stormwater plan. Mr. Bartle replied that this matter will be discussed under the Land Development review.

Mr. Sherr inquiring if the Planning Commission was comfortable with a 40% maximum coverage limit being proposed by Methacton School District. The Planning Commission is comfortable with this number.

Mr. Todd and the Planning Commission would like to see the impervious number changed to 40%. Additionally, that the height of scoreboards allow the football stadium scoreboard at a maximum height of 20' feet and 15' feet maximum height for all other fields having scoreboards.

Mr. Schelly addressed E (2) on page 2 pertaining to illumination. He inquired to how illumination is determined.

Mr. Bartle explained that illumination may not be cast off the property. Mr. Todd does not see an issue with this section.

Mr. Schelly's intent is to make sure to avoid nuisances to surrounding residents.

Mr. Bartle explained that the scoreboards would be operating only during daylight hours regarding the baseball fields that currently exist.

Mr. Schelly inquired if the School District wants to limit the size of the dugouts. Mr. Bartle will revise the language accordingly correcting this issue to remove the limitation currently set forth.

Mr. Schelly addressed that the nets that are temporary in nature. Mr. Nolan clarified that these nets are removed after the game is over and there is not an issue with the Worcester Township Zoning Ordinance.

Mr. Schelly inquired if there will ever be two (2) sporting events at one time. Mr. Bartle clarified that two (2) sporting events substantial in nature would not be playing at the same time and that there may be multiple practices taking place at most.

Mr. Schelly addressed parking and how there are currently issues.

Mr. David Horne addressed seating in relation to the parking issues.

Mr. James Garrity, Esq. suggested the following language be added to address the simultaneous use issue of sporting events taking place at the same time: "in addition the indoor and outdoor facilities may not be used in a way to create inadequate parking."

Mr. Schelly inquired about the fields being illuminated after the sporting events end.

Mrs. Stables addressed the 30 minute time frame the scoreboard would be lighted after the sporting event ends: Page 2 E (1). She has an issue with this time frame and feels this is too long of a time for the lights to be on.

Mr. Bartle stated that the lights will be on for a reasonable amount of time.

The Planning Commission is in agreement with the 30 minute time frame.

Montgomery County will address any typos found in the ordinance and sent the information to the Township Solicitor's Office.

**RECOMMENDATION:**

A motion by Mr. Sherr, seconded by Ms. Quigley, recommending approval consideration to the Board of Supervisors regarding the Methacton School District Proposed Ordinance contingent upon the impervious coverage maximum be no greater than 40%, that the football stadium

scoreboard be allowed at a maximum height of no greater than 20' feet, that for all other fields having scoreboards a maximum height of no greater than 15' feet be allowed, and the following language be added to address the simultaneous use issue of sporting events taking place at the same time: *"in addition the indoor and outdoor facilities may not be used in a way to create inadequate parking"*, was unanimously voted upon.

2. **METHACTON HIGH SCHOOL LOCATED AT 1001 KRIEBEL MILL ROAD**

• **ATHLETIC FIELD RECONSTRUCTION – REVISED LAND DEVELOPMENT PLAN REVIEW**

- THE PLAN SUBMISSION CONSISTS OF A PLAN SET CONTAINING 40 SHEETS, DATED AUGUST 27<sup>TH</sup>, 2013, LAST REVISED NOVEMBER 6<sup>TH</sup>, 2013, AS WELL AS STORMWATER MANAGEMENT CALCULATIONS & NARRATIVE, DATED JANUARY 18<sup>TH</sup>, 2013, LAST REVISED NOVEMBER 6<sup>TH</sup>, 2013, BOTH PREPARED BY CZOP-SPECTER.

THE PLAN PROPOSES THE CONSTRUCTION OF TWO (2) SYNTHETIC TURF FIELDS, TWO (2) SOFTBALL FIELDS, SEVERAL TRACK & FIELD AREAS, AND SUPPORTING OUTBUILDINGS, AS WELL AS SOME STORMWATER MANAGEMENT FACILITIES.

Mr. Bartle presented the Land Development Plan and the most recent reviews received regarding the revised plans. The review is broken down into 3 parts.

CKS Engineer's does not have any issues with the waivers requested and all drafting issues are to be addressed at the record plan stage.

Mr. Bartle addressed every item line by line regarding CKS's review. The applicant will comply with all items listed and required.

Mr. Bartle then addressed Montgomery County Planning Commission's review. They requested a plan showing the conditional use conditions and he further explained that this is not possible at this time. However, the plan will be revised once this process is complete to reflect these changes and/or additiions.

Methacton School District has an issue with the Zoning Table. He further clarified that what is being addressed this evening only has to do with the land development plan.

Mr. Bartle addressed the roadway frontage comments. The applicant is not in agreement. This would be a tax burden to the tax payers of Lower Providence & Worcester Township instead of defraying the cost across the whole county.

Mr. Bartle addressed the street tree comments. The street trees will be addressed in the conditional use application. He suggested that the money that would be spent on trees could be spent on buffering with respect to the lights that will be installed.

Mr. Bartle addressed the sidewalk and trails comments and he does believe there is an over attendance at the current sporting events that take place

Mr. Bartle addressed parking lot landscaping that was addressed in the review. If islands were installed the configuration would pose to be difficult to situate the busses that park & pass through and would create a traffic hazard.

Mr. Bartle respectfully requested that the waivers requested be granted.

Ms. Pat Quigley addressed what existing trees would be lost.

Mr. Horne addressed the plan. One area where trees are being removed and a small area in the woodland where trees are being removed: approximately one dozen. The trees are all located in one corner near the javelin launch pad.

Ms. Quigley inquired if the replacement of trees could be placed along the street line and is concerned about the replacement.

Mr. Bartle explained that the applicant will plant/ replace the trees, however they are not sure where they will go. He suggested that the street tree waiver be granted in exchange to contribute 12 trees.

Mr. Todd addressed that the behind the school is extremely open and he would expect this area be buffered. He does not agree with the applicant's stance on sidewalks and trails and suggested that a trail or possibly sidewalks should be looked at concerning Mill Road.

Mr. Todd's overall goal would like to incorporate Evansburg Park.

Mr. Bosler addressed the area where there is over-parking occurring on Mill Road where the no-parking signs are located. The reason people park in this area is to be closer to the events.

Mr. Bartle addressed that the no parking signs and a trail would be confusing as to what is to be followed/ enforced.

Mr. Todd and the Planning Commission expressed that they no longer want a trail due to the understanding met in the discussion.

Mr. Bartle addressed stormwater and the issues that exist currently on the site.

Mr. Bosler explained the stormwater plan including the design of the pipe and the additional stormwater basin that will be added.

Item #5 addresses stormwater of CKS Engineer's review. Ms. Quigley inquired if the stormwater basin was designed as a naturalized basin.

Mr. Nolan is comfortable with the design. He further explained that the applicant is proposing two (2) 36" pipes under the bus area and a new outfall pipe is being installed in basin. 30" inch & 36" inch pipes will be running to Basin #2. Mr. Nolan confirmed that the basin is a viable basin and is comfortable with the design.

Mr. Jeff Berlet, a Mill Rd Resident, addressed that currently there is a huge ice flow on Mill Road that is an issue for the entire road. He inquired as to where the large pipe will be placed off the property and that there is the 27" pipe that currently exists.

Mr. Nolan explained that the rate of run-off should be slowed by the basin that will be installed, including the basin that existing with the upgraded pipe installation. The corner icing is a Township issue which is part of the road program to address next year.

Mr. James Garrity explained the overall land development approval process. The development process guarantees that the stormwater plan must functionally work.

Ms. Caron Vavra inquired about the pipes being installed on the property that will affect stormwater. She is concerned about the bi-products of the bus depot.

Mr. Bosler explained that catch basins that will have a snout which separate water and oil. Additionally, the rate of flow and water quality is greatly improved.

Mr. Berlet further inquired about the stormwater plan. Mr. Nolan suggested to review the plans in detail upon conclusion of the meeting.

Mr. Bartle respectfully requested Preliminary/ Final approval recommendation from the Planning Commission. Mr. Todd is uncomfortable with a preliminary/ final approval and further explained that this is not the Commission's policy.

Mr. Bartle further explained that the Methacton School District is on a timeline.

Mr. Garrity addressed what prior to recording is in conjunction with the preliminary/ final land development approval.

Mr. Todd is concerned about the landscape buffering and that is be required as part of the conditional use application. Mr. Bartle agreed.

Mr. Bartle requested to build before the applicant records the plan if the applicant happens to run into a time issue.

Mr. Garrity re-addressed this issue and further informed Mr. Bartle can make any request he so chooses from the Board of Supervisors, however building permits will not be issued until the formal process is completed and approved.

#### **RECOMMENDATION:**

A motion by Ms. Quigley, seconded by Mr. Sherr, recommending Preliminary/ Final Land Development approval consideration to the Board of Supervisors contingent upon CKS Engineer's review dated December 3<sup>rd</sup>, 2013, subject to prior to recording that the Planning

Commission confirm that verbally discussed issues have been addressed including sufficient landscape screening, replacement of 12 trees as discussed in the minutes, and approval of waivers as stated, was unanimously voted upon.

3. **ZONING AMENDMENT ORDINANCE**

Tabled.

4. **APPROVAL OF MEETING MINUTES**

Tabled.

5. **2014 PLANNING COMMISSION MEETING SCHEDULE**

A motion by Mr. Rotondo, seconded by Ms. David for the approval of the 2014 meeting schedule, was passed unanimously.

6. **PLANNING COMMISSION AGENDA FOR JANUARY 9<sup>th</sup>, 2014**

Tabled.

7. **PUBLIC COMMENT**

All public comments were addressed at the time Motion's were presented before the general public.

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 9:24 P.M.