

WORCESTER TOWNSHIP
BOARD OF SUPREVISORS & PLANNING COMMISSION JOINT MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
MONDAY, FEBRUARY 7th, 2011 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 8:03 A.M.

ATTENDANCE

PRESENT:

Arthur Bustard	Chairman: Board of Supervisors
Susan Caughlan	Vice Chairman: Board of Supervisors
Steve Quigley	Member: Board of Supervisors
David R. Burman	Township Manager
James J. Garrity, Esq.	Township Solicitor
Joseph J. Nolan, P.E.	Township Engineer
Gordon Todd	Chairman: Planning Commission
Pat Quigley	Vice Chairman: Planning Commission
Robert Hayes	Member: Planning Commission
Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

ABSENT:

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

1. APPROVAL OF JOINT MEETING MINUTES FOR OCTOBER 4th 2010:

A motion by Ms. Susan Caughlan for approval of the minutes for the joint meeting held on October 10th, 2010, seconded by Mr. Gordon Todd, was passed unanimously.

2. VILLAGE PLANNING:

• **CEDARS VILLAGE PLANNING PRESENTATION**

The Planning Commission has held a series of workshops for the residents located near Cedars Village Store. Mr. Gordon Todd updated the Board of Supervisors of the current status of the project. The Planning Commission members discussed at their previous meetings that zoning overlay concept would preserve existing historic structures, prohibit high volume commercial uses, preserve the village atmosphere by encouraging shared use of access driveways, require parking on the back side of buildings, require pedestrian access from streets and parking areas, and encourage uses that benefit village residents.

The properties are organized by a draft overlay concept that implements three zoned classes. Class I permits residential use and some limited office and retail use, Class II permits mixed residential use with office and retail use, and Class III permits mixed residential office and retail use or strictly office and retail use.

Mr. Quigley inquired if bars and restaurants would be allowed in any of the zoned overlay classes. Mr. Todd answered that in Class III, yes, however with restrictions.

Mr. Bustard stated that Class II is recognition of what is already there regarding the existing offices. Mr. Todd stated, exactly.

Ms. Caughlan explained that the property owners have chosen the classes and uses they would most like to see implemented in the village overlay ordinance.

Mr. Mark Landis inquired how in Class II how anyone could restrict deliveries to trucks with two (2) axles. Mr. Gordon Todd further explained that tractor trailers are to be prohibited. Mr. Landis explained how delivery companies dictate how the goods get one's home and not the home owner. Mr. Bustard and Mr. Landis discussed the cost involved. Comments and questions regarding this matter ensued.

Ms. Maeve Vogan addressed proposed language prohibiting noxious odors or combustibles. She inquired as to what is considered noxious or combustible. Mr. Todd and Mr. Quigley further explained examples. Ms. Caughlan and Mr. Bustard made comments about health and safety concerns. Mr. Landis addressed the language proposed regarding combustibles. Discussion and questions ensued.

Ms. Caughlan addressed that any restrictions placed in the zoning overlay would apply only if the property owner were to take advantage of the overlay. If the property owner did not want to take advantage of in the zoning overlay the restrictions would not apply.

Mr. Todd further explained the draft zoning overlay concept. He specifically addressed TDR's and how they would relate to Cedars Village overlay concept. Ms. Caughlan further explained to obtain the option to utilize transferable development rights a conditional use hearing would be required.

Mr. Todd stated to the Board of Supervisors that the next step would be to present an official draft overlay ordinance to the Planning Commission and the Board for review and consideration. Mr. Bustard was in agreement with the approach.

Mr. Quigley inquired how sidewalks will be implemented in relation to the proposed concepts. Mr. Todd replied that this is something the Planning Commission will have to look into and further discussed the various options with Mr. Quigley.

Mr. Quigley re-stated his question and inquired if the Planning Commission will require sidewalks on either side of the road at any time. Mr. Todd replied that he does not know that at this point in time.

Mr. Quigley addressed traffic issues in Skippack and how that would relate to Cedars Village. Mr. Gordon Todd does not foresee heavy pedestrian traffic. Mr. Bustard further inquired if sidewalks would be required by the Township. Ms. Caughlan further explained that the language proposed strongly encourages adjacent property owners to work together for shared access, shared driveways, and shared parking.

Mr. Quigley stated that from a marketing standpoint there are customer safety issues due to the road being narrow off of Skippack Pk and a 25' foot setback for sidewalks makes for an extremely tight area.

Mr. Todd further explained that if you wanted to make this process a part of the Subdivision and Land Development process sidewalks would then be required.

Mr. Vincent Pullpillo stated that you could not install a sidewalk in front of his house due to the location of the road and house. Additionally, he feels sewer systems need to be addressed due to how old they are.

Ms. Caughlan addressed that an outreach program will be implemented for residents to obtain their feedback.

Mr. Ciro Tornambe would like to see the process move forward and brought a petition of the residents' support to submit to the Board of Supervisors.

Mr. Quigley addressed the safety of the of the property, due to the property being so close to Skippack Pk, could cause serious safety issues if more retail uses were implemented regarding the village concept.

Ms. Caughlan inquired as to whether a motion is needed for the Planning Commission to proceed with this process. Mr. Bustard replied they can proceed and a motion does not need to be made.

FAIRVIEW VILLAGE

Mr. Todd explained that the Planning Commission has had public meetings with the residents of Fairview Village to discuss the concepts of the Fairview Village overlay. Mr. Burman requested that staff and the Township Engineer be involved with reviewing the impervious coverage requirements and all issues brought up this morning in the formal process moving forward. Mr. Bustard is in agreement.

Mr. Tornambe inquired to what the next steps will be regarding Cedars Village planning ordinance. Mr. Bustard replied that the Planning Commission will finalize their recommendations and then the draft ordinance will be put into legal format by the Township Solicitor for review by the residents and Board of Supervisors. Discussion and questions ensued.

Mr. Quigley addressed and inquired about the sewer issues regarding Cedars Country Store. Mr. Joseph Nolan, P.E. stated that the sewer is currently private and it would have to be evaluated if additional flow could be handled. Mr. Bustard addressed that Towamencin would need to be contacted to see if they would accept the additional capacity. Discussion and questions ensued.

The Planning Commission shall be moving forward with the Fairview Village planning process.

3. ZONING AMENDMENT DISCUSSION:

- **SIGNAGE**

Mr. Todd addressed that in the non-commercial areas the Planning Commission will be looking at the current language for accuracy. He further explained that the Planning Commission is targeting the shopping center and commercially zoned districts to propose zoning amendments as requested by the business owners in these areas.

Mr. Todd stated that the language for the SC & C zoning districts is strict and that the Planning Commission is looking at surrounding community ordinances to make final recommendations as to how the signage ordinance should be amended.

Ms. Caughlan would like to get the business owners further involved and find a solution to the problem.

Mr. Quigley is in agreement to involve the business owners.

Mr. Bustard is in agreement.

The Planning Commission will schedule a public meeting for the business owners located in the SC & C zoned districts in the near future.

- **HOME OCCUPATION**

Tabled

4. PUBLIC COMMENT:

Mr. Landis inquired as to who dictates what the Planning Commission reviews and addresses. Mr. Bustard replied the Board of Supervisors.

Mr. Landis further inquired what the Planning Commission's involvement was for the zoning changes proposed for the former Visteon site. Mr. Bustard replied that the Planning Commission reviewed the language.

Mr. Landis inquired as to why the surrounding property owners to the former Visteon site were not contacted by the Planning Commission or a community outreach program initiated. Mr. Todd replied that the proposed zoning amendment change was formally advertised. Discussion and questions ensued.

Mr. Landis commented on the joint meeting time being changed.

Mr. Quigley commented on the selective notification comments made by Mr. Landis.

Mr. Bustard commented that the Board of Supervisors are trying to work with all residents and create an open environment.

Mr. Quigley further commented on the notification letters sent out by the Township to the residents located near the former Visteon site and that staff must be diligent with this process. Mr. Bustard was in agreement.

Mr. Todd is in agreement that the Township has to figure out a better way of contacting the residents and making information accessible. Additionally, he added that the formal process of the hearing for the former Visteon site worked for the residents. He further explained that the Township listened to their concerns and did not approve the proposed amendment changes.

Ms. Caughlan further commented on how with signage amendment process the Township has reached out to the residents and is making information more accessible to the residents.

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 8:59 A.M.

WORCESTER TOWNSHIP
PLANNING COMMISSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
THURSDAY, FEBRUARY 10th, 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 7:32 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. Timothy Woodrow, P.E.: Woodrow & Associates/ Representative for the
Mandracchia Subdivision

Mr. Augustus & Mrs. Carmella Mandracchia: Stump Hall Rd Resident(s)/
Applicant for the Mandracchia
Subdivision

Ms. Susan Caughlan: Overhill Dr Resident

Ms. Maeve Vogan: Dell Rd Resident

Mr. Richard DeLello: Stony Creek Rd Resident

1. APPROVAL OF MEETING MINUTES:

A motion by Mr. Doug Rotondo for approval of the minutes for the meeting held on January 27th, 2011, seconded by Mr. Gordon Todd, was passed unanimously.

2. MANDRACCHIA SUBDIVISION:

Mr. Timothy Woodrow, P.E., representative for the applicant, presented the Mandracchia Subdivision to the Planning Commission. The subdivision is located adjacent to 3425 Stump Hall Rd and consists of the creation of three (3) new single family lots from one parcel, with frontage on the east side of Stump Hall Rd, totaling approximately 10.73 acres (+/-), located in the R-175 District. Two (2) of the lots are proposed flag lots. Questions and discussion ensued.

RECOMMENDATION:

A motion by Ms. Pat Quigley to recommend preliminary approval as presented including all waivers with the request for consideration of extension of the conservation easement into lot #3, contingent to CKS's review, seconded by Mr. Doug Rotondo, was passed unanimously.

3. PLANNING COMMISSION AGENDA FOR NEXT MEETING HELD ON FEBRUARY 24th, 2011:

The Planning Commission shall be discussing approval consideration for the Planning Commission minutes drafted for the February 10th, 2011 meeting, final approval recommendation consideration for the JAJOPE subdivision, the Planning Commission agenda for the March 10th, 2011 meeting, zoning

amendment language regarding signage and home occupations, and village planning for Fairview & Cedars Village.

5. ZONING AMENDEMENT DISCUSSION

- **SIGNAGE**

The Planning Commission discussed an overall outline regarding when a signage public work-shop shall be held. Montgomery County shall pull signage information and relative sign ordinances and the Township shall provide pictures of past sign violations in the Township for discussion at the next scheduled meeting. Questions and discussion ensued.

The Planning Commission would like to discuss signage and formally invite the public located in the Commercial and Shopping Center Zoning Districts at their March 10th, 2011 meeting.

- **HOME OCCUPATION**

The Planning Commission has requested that all information related to home occupation sent to the Township be compiled in a review packet for their discussion at the February 24, 2011 meeting. Questions and discussion ensued.

6. VILLAGE PLANNING

- **CEDARS**

An overall outline was discussed regarding when the next scheduled public work-shop shall be and what material will be discussed and presented. A draft ordinance shall be compiled based off the presentation given to the Board of Supervisors at the joint meeting held February 7th, 2011. Questions and discussion ensued.

- **FAIRVIEW VILLAGE**

An overall outline was discussed regarding when the next scheduled public work-shop shall be and what material will be discussed and presented. Questions and discussion ensued.

7. PUBLIC COMMENT

Questions and discussion ensued regarding the agenda items presented this evening.

8. 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 9:10 P.M.

WORCESTER TOWNSHIP
PLANNING COMMISSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
THURSDAY, FEBRUARY 24th, 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 7:32 P.M.

ATTENDANCE

PRESENT:

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

ABSENT:

None

GUESTS:

Mr. Peter Horgan: Applicant for the JAJOPE Subdivision
Mr. William Benner, Esq.: Applicant's Representative for the JAJOPE Subdivision
Mr. Ron Klos, P.E.: Applicant's Representative for the JAJOPE Subdivision
Ms. Maeve Vogan: Dell Rd Resident
Mr. Richard DeLello: Stony Creek Rd Resident
Mr. Lou Betz: Dell Rd Resident
Mr. Charles Venezia: Germantown Pk Resident

1. APPROVAL OF MEETING MINUTES:

A motion by Ms. Pat Quigley for approval of the minutes for the meeting held on February 10th, 2011, seconded by Mr. Robert Hayes, was passed unanimously.

2. JAJOPE SUBDIVISION:

Mr. William Benner, Esq. and Mr. Ron Klos, P.E., representatives for the applicant, presented the JAJOPE Subdivision to the Planning Commission. The subdivision consists of the creation of four (4) single family lots on approximately 10.2 acres (+/-) of land and is located in the AGR – Agricultural Zoning District. An existing dwelling and accessory building are noted as to be removed. The plan proposes public water and public sanitary sewer. The tract is bound by North Wales road to the East and Morris road to the North. The plan proposes a 354 linear foot cul-de-sac off of Morris road to service all lots. The plan received preliminary approval from the Board of Supervisors on February 5th, 2007. Questions and discussion ensued.

RECOMMENDATION:

A motion by Mr. Robert Hayes to recommend final approval contingent upon that the Township Solicitor will ensure that note #39 on page 2 of the proposed plans is included on the final record plans, subject to further avoidance and minimization of large tree removal between lots #2, #3, and #4, and contingent upon CKS's review dated 11/22/2010, seconded by Mr. Paul Ziegler, was passed unanimously.

3. ZONING AMENDEMENT DISCUSSION

• **SIGNAGE**

The Planning Commission discussed an overall outline regarding when a signage public workshop shall be held. They discussed the format of the presentation to be given at the signage workshop.

The Planning Commission scheduled the signage workshop for March 10th, 2011 to discuss signage and is formally inviting the public located in the Commercial and Shopping Center Zoning Districts. Questions and discussion ensued.

• **HOME OCCUPATION**

The Planning Commission requested that everywhere where it states “residential business” in the draft home occupation ordinance distributed to be replaced with the language “low impact residential business” to satisfy the requirements of the state law regarding home occupations. Questions and discussion ensued.

4. VILLAGE PLANNING

• **CEDARS**

An overall outline was discussed regarding when the next scheduled public work-shop shall be and what material will be discussed and presented. A draft ordinance was distributed by the Montgomery County Planning Commission. Questions and discussion ensued.

• **FAIRVIEW VILLAGE**

An overall outline was discussed regarding when the next scheduled public work-shop shall be and what material will be discussed and presented. A draft ordinance was distributed by the Montgomery County Planning Commission. Questions and discussion ensued.

5. PLANNING COMMISSION AGENDA FOR NEXT MEETING HELD ON MARCH 10th, 2011:

The Planning Commission shall be discussing and conducting a signage workshop and approval consideration for the Planning Commission minutes drafted for the February 24th, 2011 meeting.

6. PLANNING COMMISSION AGENDA FOR NEXT MEETING HELD ON MARCH 24th, 2011:

The Planning Commission shall be discussing approval consideration for the Planning Commission minutes drafted for the March 10th, 2011 meeting, preliminary approval recommendation consideration for the DePhillippo Land Development Plan, preliminary approval recommendation consideration for the Terra Landscaping/ North Grange, LLC/ 3481 Germantown Avenue Land Development Plan, the Planning Commission agenda for the April 14th, 2011 meeting, zoning amendment language regarding signage, and village planning for Fairview & Cedars Village.

7. PUBLIC COMMENT

Questions and discussion ensued regarding the agenda items presented this evening.

8. 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 9:13 P.M.