WORCESTER TOWNSHIP
PLANNING COMMISSION WORK SESSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
Thursday, February 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 7:34 P.M.

ATTENDANCE

PRESENT:

Gordon Todd	Chairman
Pat Quigley	Vice Chairman
Chris David	Member
Anthony R. Sherr	Member
Doug Rotondo	Secretary
Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission
Tiffany M. Loomis	Township Zoning Officer (for first hour)

GUESTS: Mr. Gerald May, Cedars Village Resident
Ms. Susan Caughlan, Vice Chairman for Board of Supervisors

1. **STORMWATER MANAGEMENT & INFILTRATION ORDINANCE**
Ms. Pat Quigley questioned the minimum depth to seasonal high water table criteria and why it was different from the PADEP guidelines for infiltration systems. It was agreed that action on this item be tabled to the next meeting, pending clarification from the Township Engineer via email request from Ms. Quigley.

2. **CONDITIONAL USE APPLICATION TIME LIMIT ORDINANCE**
Following general discussion about the purpose and need for setting time limits, it was agreed that action on this item would be tabled until the next meeting, pending guidance from the Township Solicitor regarding suggested language and format for this ordinance. Ms. Caughlan will initiate this contact prior to the next meeting.

3. **LOT LINE CHANGE/MNOR SUBDIVION ORDINANCE**
Following general discussion on the purpose and need for having a streamlined procedure for minor actions, it was agreed that action on this item would be tabled until the next meeting, pending review of appropriate language and format by Mr. Gordon and Ms. Loomis.

4. **ACCESSORY STRUCTURE ORDINANCE AMENDMENT**
The Planning Commission reviewed a revised version of this amendment and discussed minor edits that have been proposed in the last few months by various parties. It was agreed to table action on this item until the next meeting, pending receipt by the WPC members of an updated version that consolidates all proposed edits to date in one version. It was further recommended by the WPC that all versions presented to the WPC be marked with a "last revised" date to avoid confusion on version status.

5. **PLANNING COMMISSION AGENDA FOR JANUARY 26th, 2011 MEETING:**
   - Michael Evans 2-lot Subdivision
   - Review Proposed Ordinance Changes
   - Meeting Minutes
   - Next Planning Commission Agenda

6. **APPROVAL OF MINUTES FOR MEETING HELD ON JANUARY 26, 2012:**
The approval of the meeting minutes was deferred to the next meeting.

7. **PUBLIC COMMENT**

Mr. Gerald May asked about the next steps on the Cedars Village Overlay Ordinance and the procedures for providing public input/inquiry before the Board of Supervisors. It was explained that the Cedars Overlay had been recommended for review and approval by the Planning Commission at the Joint Meeting with the Board of Supervisors on February 6, 2012. The Ordinance is on the agenda for the next Board of Supervisor's regular meeting and likely to be accepted for formal review, which will set the clock for a 30-day public review period prior to a public hearing to receive comments from all interested parties. Ms. Loomis said the proposed ordinance would be posted on the Worcester Township website for public access or download. Informal discussion followed between Mr. May and the Planning Commission on various aspects of the proposed ordinance.

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 9:05 P.M.

WORCESTER TOWNSHIP
PLANNING COMMISSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
Thursday, February 23rd, 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
Pat Quigley	Vice Chairman
Anthony R. Sherr	Member
Doug Rotondo	Secretary
Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission
Tiffany M. Loomis	Township Zoning Officer

ABSENT:

Chris David	Member

GUESTS:
Ms. Susan Caughlan, Vice Chairman for Board of Supervisors
Mr. Michael Evans, Sr.: Heebner Road Resident, Developer
Mr. Michael Evans, Jr.: Heebner Road Resident, Developer
Mr. Robert Jordan. P.E.: Woodrow & Associates, Representative for Developer
Mr. Louis Betz: Dell Road Resident

1. **3110 HEEBNER ROAD – 2 LOT SUBDIVISION:**
Mr. Jordon, P.E. presented the proposed 2 Lot Subdivision. The plan proposes the subdivision of the existing 123.6 acre parcel into two lots. The subject parcel has frontage along the south side of Hollow Road, the west side of Heebner Road, and the west side of Valley Forge Road in the AGR Zoning District. Lot #1 proposes a single family dwelling, which will take access from Hollow Road. Lot #2 is proposed to contain the existing dwelling and outbuildings, and takes access from Heebner Road.

Montgomery County Planning Commission presented their review letter.

Discussion and questions ensued.

RECOMMENDATION
A motion by Ms. Quigley, to recommend preliminary/ final approval to the Board of Supervisors contingent upon CKS's review dated February 20th, 2012, particularly Section #5 of the review, seconded by Mr. Sherr, was passed unanimously.

2. **STORMWATER MANAGEMENT & INFITRATION ORDINANCE:**
The WPC discussed the proposed ordinance language and CKS's recommendations. Discussion and questions ensued.

RECOMMENDATION

A motion by Mr. Sherr, to recommend the proposed Ordinance to the Board of Supervisors incorporating CKS's review, seconded by Mr. Rotondo, was passed unanimously.

3. **CONDITIONAL USE APPLICATION TIME LIMIT ORDINANCE:**
The Township contacted the Solicitor's office for advisement and an amendment ordinance does not need to be drafted due to the Pennsylvania Municipalities Planning Code addressing the issue. Discussion and questions ensued.

4. **MINOR SUBDIVISION ORDINANCE & LOT LINE CHANGE:**
Tabled.

5. **ACCESSORY STRUCTURE ORDINANCE AMENDMENT**
The Planning Commission reviewed a revised version of this amendment and discussed minor edits that have been proposed in the last few months by various parties. Discussion and questions ensued.

6. **PLANNING COMMISSION AGENDA FOR MARCH 8th, 2012 MEETING:**
   - Minor Subdivision Ordinance & Lot Line Change Form
   - Accessory Structure Ordinance Amendment
   - Meeting Minutes
   - Next Planning Commission Agenda

7. **APPROVAL OF MINUTES FOR MEETING HELD ON JANUARY 26th, 2012 & FEBRUARY 9th, 2012:**
A motion by Ms. Quigley, seconded by Mr. Rotondo, for approval of the minutes for the meeting held on January 26th, 2012 and February 9th, 2012 contingent upon minor grammatical changes, was passed unanimously.

8. **PUBLIC COMMENT**
None

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 9:25 P.M.

WORCESTER TOWNSHIP
BOARD OF SUPREVISORS & PLANNING COMMISSION JOINT MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
MONDAY, FEBRUARY 6th, 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 8:04 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 November 7th, 2011, seconded by Ms. Susan Caughlan, was passed unanimously.

2. **CEDARS VILLAGE OVERLAY ORDINANCE AMENDMENT:**
Mr. Arthur Bustard had Mr. Gordon Todd give the status of the Cedars Village Overlay Ordinance Amendment.

Mr. Gordon Todd addressed outdoor dining, controlling noise issues that would be created because of outdoor dining, and how buffering could help address these potential uses.

Ms. Susan Caughlan inquired as to how the land development process is handled if the buffering is required and what standards have been discussed.

Mr. Gordon Todd further explained that a fence, building, or landscaping may be used as a buffer.

Ms. Caughlan inquired and addressed proposed Classes 1 & 3 Zoning Districts regarding setbacks.

Mr. Todd further explained Class 1 and Class 3 proposed overlay requirements.

Mr. Bustard addressed that this ordinance has taken 3 years and must move progressively forward.

Ms. Caughlan is concerned about residents adjacent to Class I Zoning Districts. Mr. Todd clarified that provisions have been made to satisfy the adjacent property owners/ residents.

Mr. Bustard, Mr. Todd, and Ms. Caughlan addressed the hours of operation for the proposed restaurant use.

Mr. Quigley inquired for further clarification. Discussion and questions ensued regarding the hours of operation for restaurant uses.

Mr. Todd addressed the serving of alcohol at the restaurant. Mr. James Garrity clarified that alcohol may not be regulated in Pennsylvania and this is a jurisdiction of the LCB. Ms. Caughlan requested further clarification. Mr. Garrity further explained that particular uses may be prohibited but not the liquor license in and of itself. Mr. Quigley requested further clarification. Discussion and questions ensued.

Ms. Pat Quigley & Ms. Chris David further clarified the proposed language regarding the regulations regarding hours of operation.

Mr. Bustard & Ms. Caughlan expressed concern and had discussion regarding the adjacent property owners to a restaurant and how hours of operation will affect them.

Mr. Quigley expressed concern for the economic viability for new businesses taking advantage of this proposed ordinance and how outside dining and hours of operation are relevant and must be seriously considered.

Mr. Todd further explained having guidelines for hours of operation. Discussion and questions ensued.

Ms. Caughlan addressed that the adjacent property owners have requested guidelines for hours of operation.

Mr. Bustard expressed that it is the Board of Supervisors responsibility to make the final decision as to what the hours of operation are to be.

Discussion and questions ensued regarding hours of operation.

Mr. Todd and the Planning Commission recommend that 7am to 10pm during the week and 7am to 11pm during the weekends.

Ms. Caughlan expressed that food service is different from hours of operation. Discussion and questions ensued.

Mr. Bustard clarified that the regulation will be limited to food service. Ms. Caughlan clarified the hours of operation. Mr. Quigley further addressed outside dining and the importance to business's viability.

Mr. Todd, Ms. Quigley, and Mr. Quigley addressed parking in relation to outdoor dining.

Mr. Todd and Ms. Cauglan addressed maximum impervious area and TDR's in relation to the proposed ordinance.

Ms. Caughlan, Ms. David, Mr. Todd, & Ms. Quigley addressed the criteria standards and if they are to apply to all 3 classes proposed.

Mr. Bustard clarified the criteria standards.

Ms. Caughlan inquired about how the TDR application will affect this ordinance.

Mr. Quigley addressed sidewalks and inquired as to the standard size. Mr. Joseph Nolan clarified that the standard size is 4' feet.

Ms. Caughlan clarified that sidewalks are addressed in the Land Development and Subdivision Ordinance.

Mr. Quigley inquired as to where and if sidewalks will be located.

Mr. Todd clarified how sidewalks will be addressed. Discussion & questions ensued.

Ms. Caughlan re-addressed TDR's within this ordinance and proposed that an applicant could pay a fee in lieu in the event there was not an area to transfer the development rights.

3. PRIORITIZE OBJECTIVES OF PLANNING COMMISSION REGARDING ORDINANCE AMENDMENTS:

- Conditional Use Time Limit Ordinance
- Lot Line Change Ordinance/ Minor Subdivision
- Accessory Structure Ordinance
- Infiltration Testing Ordinance
- Cedars Village Overlay Ordinance
- Historical Ordinance
- Growing Greener Ordinance Technical Changes
- Fairview Overlay Ordinance

4. 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.