

WORCESTER TOWNSHIP
BOARD OF SUPREVISORS & PLANNING COMMISSION JOINT MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
MONDAY, FEBRUARY 4th, 2013 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 8:08 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 |
| Julie Lanzillo | Director of Parks & Recreation |
| Tiffany M. Loomis | Zoning Officer |

ABSENT:

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

1. SIGN ORDINANCE AMENDMENT:

Mr. Gordon Todd explained that the Planning Commission is proposing a sign ordinance amendment for the Commercial & Shopping Center zoning districts located at Valley Forge Road & Skippack Pike.

Mr. Matthew Schelly gave a presentation regarding current signage located at this specific location, signage located within the Township, and overall size and dimension standards.

Ms. Pat Quigley inquired about the original height of the signage located at the corner or Valley Forge Rd & Skippack Pike representing WaWa, Bravo Pizza, & Vista Bank.

Mr. Schelly replied that 13' feet 5" inches was the height of the previous signage from grade to the top of the post. He further presented examples for different heights of signage.

Mr. Arthur Bustard inquired if the signage would be two sided and if this has been included in the current recommendation.

Mr. Todd clarified that the 2 sided signage option would be to the discretion of the owner installing the signage.

Mr. Schelly further presented pictures of the previous signage destroyed during Hurricane Sandy located at Valley Forge Road and Skippack Pike.

Mr. Todd further clarified that the proposed sign ordinance amendment has provisions to provide that both directions of traffic are able to identify the signage.

Mr. Todd has recused himself from this matter due to his professional relationship with the parcel owner. He requested the Board of Supervisors to move forward with the proposed sign ordinance amendment and make a formal recommendation in lieu of starting the zoning amendment process over.

Mr. Steve Quigley inquired as to how many businesses may exist in the Center Point Shopping Center Complex.

Mr. Todd replied that 11 businesses may exist.

Mr. Quigley further inquired as to how the signage will be shared and divided up amongst the business owners, if the overall signage will be able to be seen, and if there will be a fair process for all businesses to have a chance to have the same size signage from a cost perspective.

Mr. Todd clarified that the proposed ordinance is designed for the signage to be seen, adequate signage will be provided for each business, and the size limitations provided are for the purpose of controlling the business's signage costs.

Discussion and questions ensued.

Mr. Todd addressed changeable letter signage.

Mr. Bustard inquired as to when the next Planning Commission meeting is scheduled and directed them to make a formal recommendation to the Board of Supervisors at this time.

Ms. Susan Caughlan requested that the Planning Commission provide a provision in the proposed ordinance to accommodate the larger building that has 6 to 7 businesses.

Mr. Todd confirmed the Planning Commission will address this matter.

Mr. Schelly presented more examples of current existing signage located at the Center Point Shopping Center and addressed temporary signage.

Ms. Caughlan requested that a provision be provided for signage to be located in the ultimate right-of-way.

Mr. Todd clarified that the current proposed ordinance allows signage to be located 15' feet from the curb.

Ms. Caughlan further addressed the height that will be allowed for signage at the corner of Valley Forge Road and Skippack Road.

Discussion and questions ensued.

The Board of Supervisors thanked the Planning Commission for all their hard work on the proposed sign ordinance amendment.

2. LIGHTING ORDINANCE AMENDMENT:

Mr. Todd inquired if any further action needed to be taken by the Planning Commission on this matter.

Mr. Bustard clarified the timeline of the lighting ordinance amendment.

3. PRIORITY OF ORDINANCE AMENDMENTS:

- Sign Ordinance Amendment
- Center Point Village Overlay Ordinance
- Historic Ordinance
- Restrictive Burning Ordinance – Township Staff to provide language
- ATV Ordinance – Township Staff to provide language

Discussion and questions ensued.

4. APPROVAL OF JOINT MEETING MINUTES:

A motion by Mr. Sherr for approval of the minutes for the joint meeting held on November 5th, 2012 per noted changes, seconded by Mr. Todd, was passed unanimously.

5. PUBLIC COMMENT:

Dr. Mollick commented on the Planning Commission meetings, the Board of Supervisors, the Sign Ordinance Amendment, Center Point Shopping Center, the Planning Commission, 14th Amendment Rights, Planning Commission minutes, and Montgomery County Planning Commission.

Ms. Byrne commented on the lighting ordinance amendment.

6. 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 8:48 A.M.

WORCESTER TOWNSHIP
PLANNING COMMISSION WORK SESSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
Thursday, February 14th, 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 7:33 P.M.

ATTENDANCE

PRESENT:

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

ABSENT:

None

1. APPROVAL OF MEETING MINUTES:

A motion by Ms. Chris David, seconded by Mr. Tony Sherr for the approval of the minutes for the meeting held on January 24th, 2013 contingent upon minor corrections, was passed unanimously.

Dr. Mollick commented on the sign ordinance section of the minutes.

2. SIGN ORDINANCE AMENDMENT:

- DISCUSSION REGARDING SHOPPING CENTER & COMMERCIAL ZONING DISTRICT(S)
 - RECOMMENDATION TO THE BOARD OF SUPERVISORS FOR CONSIDERATION

Mr. Gordon Todd would like to address the definition of Billboards for the purpose of coordinating with the Billboard Ordinance.

Ms. Chris David addresses page 11 of the proposed sign ordinance amendment and would like to keep the sign height at 12 feet. She referenced that 15 feet is the height of the gas station sign located at Valley Forge Rd and Skippack Pike.

Ms. David understands that Mr. Todd doesn't want one particular sign style across the board.

Discussion and questions ensued regarding the height of the signage and how many signs should be allowed per building.

The Planning Commission agreed that on page 11 in paragraph one that "1/3" be changed to "1/4".

Mr. Tony Sherr addressed billboards and inquired as to why are billboards are being addressed when there is a billboard ordinance. He requested that Mr. Garrity verify this aspect of the ordinance.

Mr. Sherr inquired if additional signage per business is allowed in addition to the signage proposed.

Ms. David is opposed to this idea.

The Planning Commission addressed page 11, item F regarding neon signage.

Mr. Doug Rotondo and Mr. Todd discussed Billboards.

Mr. Todd recused himself regarding the corner sign discussion.

Ms. Pat Quigley addressed handouts obtained from the joint meeting passed out by MCPC.

Mr. Rotondo discussed the gaps proposed in the signage pictures provided.

Mr. Matthew Schelly gave a further explanation on this matter.

Ms. Quigley clarified what kind of signage should be specified and that the maximum height is 14' feet. Mr. Schelly inquired as to the height of the actual posts.

Ms. David addressed the size of the sign.

Discussion and questions ensued regarding the size of the signage amongst all the members. Ms. David emphasized on how large the sign could actually be.

Mr. Sherr and the Planning Commission addressed page 5, number #3 to delete "or attached to each other at one side and form an angle not exceeding 45 degrees."

Recommendation:

A motion by Mr. Rotondo, seconded by Mr. Sherr to recommend the sign ordinance amendment to the Board of Supervisors per discussed changes, was passed unanimously.

****Note:** The Planning Commission requested Mr. Schelly provide language for corner signage at their next scheduled meeting, 2/28. Mr. Garrity's office should be expecting this additional recommendation to be included in the sign ordinance amendment. Ms. David is not in support of this signage. The Planning Commission gave Mr. Schelly the size requirements to be considered in his recommendation (A total of 14' feet, 7 feet by 7 feet).**

3. **PUBLIC COMMENT**

Dr. Mollick addressed the corner signage discussion; the minutes approved this evening, and zoning violations regarding temporary signage.

Dr. Mollick further addressed possible sign violations within the Township.

Dr. Mollick addressed the MCPC organizational structure.

The Planning Commission explained all inquiries made by Dr. Mollick.

4. **PLANNING COMMISSION AGENDA SCHEDULED FOR FEBRUARY 28th, 2013 MEETING:**

- Minutes
- Sign Ordinance Amendment regarding corner signage located at Valley Forge Rd and Skippack Pike
- Historic Ordinance Amendment
- Agenda for March 14th, 2013 Meeting

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 8:46 P.M.

WORCESTER TOWNSHIP
PLANNING COMMISSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
Thursday, February 28th, 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 7:32 P.M.

ATTENDANCE

PRESENT:

| | |
|-------------------|---|
| Gordon Todd | Chairman |
| Pat Quigley | Vice Chairman |
| Chris David | Member |
| Doug Rotondo | Secretary |
| Tiffany M. Loomis | Township Zoning Officer |
| Matthew Schelly | Township Planning Consultant, Montgomery County Planning Commission |

ABSENT:

Anthony R. Sherr Member

1. APPROVAL OF MEETING MINUTES:

A motion by Ms. Pat Quigley, seconded by Mr. Doug Rotondo for the approval of the minutes for the meeting held on February 14th, 2013 contingent upon minor corrections, was passed unanimously.

2. SIGN ORDINANCE AMENDMENT:

Mr. Schelly presented additional draft language to the Planning Commission. The Planning Commission wants section #2 to be conditional use based.

Mr. Michael Gambone requested 80 sq. ft., 17' feet in height, and 18" for the column width regarding the corner sign size requirements.

Mr. Gambone inquired as to why a conditional use would be required given the amount of time that has been spent on this matter.

Mr. Todd explained that there are other commercially zoned properties in the Township that would be able to benefit from this amendment and a process needs to be established.

Mr. Shelly presented a picture of the previous corner signage before it was knocked over by hurricane Sandy.

Ms. David is not in agreement with how large the proposed corner signage is.

The Planning Commission has recommended the following changes be made to the additional draft language proposed by MCPC:

- Section K is #2 and #3 then become #4.
- 150 - 149 (D) of sign ordinance amendment move to section Section 150-150 (e) to replace item #1.
- 150-150 (B) item #3 move to section (e) as item #4 and replace existing language.
- Remove Billboard language from the proposed sign ordinance in its entirety.

RECOMMENDATION:

A motion by Ms. Quigley, seconded by Mr. Rotondo recommending approval of the of the Sign Ordinance Amendment to the Board of Supervisors, contingent upon discussed changes, was passed with three (3) members in favor. Ms. David was in objection to the corner signage proposed. Mr. Sherr was absent.

3. LIGHT ORDINANCE AMENDMENT:

The Planning Commission received and recognized notification of Lighting Ordinance Amendment that was authorized by advertisement by the Board of Supervisors.

Mr. Shelly commented that these types of sports fields are typically over lighted.

Questions and discussion ensued.

4. DCNR GRANT APPLICATION FOR THE CONTINUED DEVELOPMENT OF THE ZACHARIAS TRAIL:

The Planning Commission received and recognized notification of the DCNR Grant Application.

Mr. Lou Betz participated in the group discussion and inquired about the overall plan for the trails.

Mr. Shelly presented the comprehensive plan regarding the overall trail plan for Worcester Township.

Discussion and questions ensued.

5. HISTORIC ORDINANCE AMENDMENT:

The last version of the ordinance amendment revised by the Planning Commission 10/25/2012.

Mr. Shelly provided list of historic structures located within the community.

Discussion and questions ensued.

6. **PLANNING COMMISSION AGENDA SCHEDULED FOR MARCH 14th, 2013 MEETING:**

- Minutes
- Historic Ordinance Amendment
- Agenda for March 28th, 2013 Meeting

7. **PUBLIC COMMENT:**

Mr. Lou Betz inquired and commented on the corner signage and the size permitted in the commercially zoned districts.

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 9:01 P.M.