WORCESTER TOWNSHIP
PLANNING COMMISSION RE-ORGANIZATION / WORK SESSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
THURSDAY, JANUARY 13th, 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 7:31 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:

Ms. Susan Caughlan: Overhill Dr Resident
Ms. Maeve Vogan: Dell Rd Resident
Mr. Louis Betz: Dell Rd Resident
Mr. Richard DeLello: Stony Creek Rd Resident

1. APPOINTMENT OF PLANNING COMMISSION POSITIONS:

- A motion by Ms. Pat Quigley for Mr. Gordon Todd to perform as Chairman, seconded by Mr. Robert Hayes, was passed unanimously.
- A motion by Mr. Robert Hayes for Ms. Pat Quigley to perform as Vice-Chairman, seconded by Mr. Gordon Todd, was passed unanimously.
- A motion by Ms. Pat Quigley for Mr. Paul Ziegler to perform as Secretary, seconded by Mr. Robert Hayes, was passed unanimously.

2. APPROVAL OF MEETING MINUTES:

- A motion by Ms. Pat Quigley for approval of the minutes for the meeting held on October 28th, 2010 as revised, seconded by Mr. Robert Hayes, was passed with four (4) Planning Commission members in favor of the minutes. Mr. Paul Ziegler abstained from voting.
- A motion by Mr. Robert Hayes for approval of the minutes for the meeting held on November 11th, 2010 as revised, seconded by Ms. Pat Quigley, was passed with four (4) Planning Commission member in favor of the minutes. Mr. Paul Ziegler abstained from voting.

3. APPROVAL OF 2011 MEETING SCHEDULE:

The Planning Commission discussed their 2011 work session, regular meeting, and joint meeting schedule. Questions and discussion ensued. The meeting dates shall be posted on the Township website.

4. PLANNING COMMISSION AGENDA FOR NEXT MEETING HELD ON JANUARY 27th, 2011

The Planning Commission shall be discussing approval consideration for the Planning Commission minutes drafted for the January 13th, 2011 meeting, final approval recommendation consideration for the JAJOPE subdivision, preliminary approval recommendation consideration for the Mandracchia

subdivision, the Planning Commission agenda for the January 27th, 2011 meeting, zoning amendment language regarding the current sign ordinance, and village planning for Fairview Village.

5. RHOADS SUBDIVISION:

- **FINAL APPROVAL CONSIDERATION**

The Planning Commission discussed the Rhoads Subdivision which is located in the Land Preservation Zoning District located at 2062 Weber Rd & 2119 Berks Rd. The proposed plans consists of the creation of the on single family flag lot (Lot #3) from 2 parcels totaling approximately 25.9 (+/-) acres. An existing dwelling and accessory structures are located on lot #1. The existing dwelling will continue to access Weber Rd. The proposed lot will take access via a proposed easement over lot #2 and will access Berks Rd. Questions and discussion ensued.

RECOMMENDATION:

A motion by Mr. Doug Rotondo recommending preliminary/ final plan approval in conjunction with CKS's review dated November 12th, 2010, specifically regarding preparation of the cross access easement between proposed lot 3 and existing lot 1, seconded by Mr. Robert Hayes, was passed unanimously.

6. ZONING AMENDEMNT DISCUSSION

- **SIGNAGE**

The Planning Commission discussed the computation of the area for signage, double sided signage, and the placement/ size of group signage for commercially and shopping center zoned districts. The next scheduled joint meeting with the Board of Supervisors, held on February 7th, 2011, the Planning Commission will present their ideas to the Board of Supervisors for discussion. Questions and discussion ensued.

The Planning Commission would like to discuss signage at their next scheduled meeting, January 27th, 2011, to further prepare their presentation to the Board of Supervisors at the joint meeting scheduled for February 7th, 2011.

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 9:05 P.M.