

WORCESTER TOWNSHIP  
PLANNING COMMISSION WORK SESSION MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, WORCESTER, PA  
THURSDAY, JANUARY 12<sup>th</sup>, 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 7:30 P.M.

**ATTENDANCE**

**PRESENT:**

|                  |   |
|------------------|---|
| Gordon Todd      | Chairman  |
| Pat Quigley      | Vice Chairman   |
| Chris David      | Member  |
| Anthony R. Sherr | Member  |
| Matthew Schelly  | Township Planning Consultant, Montgomery County Planning Commission |

**ABSENT:**

|              |           |
|--------------|-----------|
| Doug Rotondo | Secretary |
|--------------|-----------|

**GUESTS:**

Mr. Arthur C. Bustard: Bustard Road Resident  
Mr. Richard DeLello: Stony Creek Road Resident  
Mr. Ciero Tornambe: Skippack Pike Resident  
Mr. William J. Graf: Skippack Pike Resident

**1. APPOINTMENT OF PLANNING COMMISSION MEMBERS:**

• **RECOMMENDATION(S)**

A motion by Ms. Pat Quigley to recommend Mr. Gordon Todd as Chairman of the Planning Commission, seconded by Ms. Chris David, was passed unanimously.

A motion by Mr. Gordon Todd to recommend Ms. Pat Quigley as Vice Chairman of the Planning Commission, seconded by Ms. Chris David, was passed unanimously.

A motion by Ms. Pat Quigley to recommend Mr. Doug Rotondo as Secretary of the Planning Commission, seconded by Mr. Gordon Todd, was passed unanimously.

**2. CEDARS VILLAGE PLANNING:**

Mr. Matthew Schelly gave a power point presentation on Cedars Village Planning proposed ordinance further explaining the three classes proposed.

Mr. Richard DeLello inquired as to how many transferable development rights could be achieved on the larger designated parcels.

Mr. Arthur C. Bustard commented on the Planning Commission being aware of sewer capacity issues.

Mr. Gordon Todd requested that the setback information presented be simplified at the next scheduled meeting for the residents to achieve a better overall understanding of the proposed ordinance.

Mr. Ciero Tornambe commented on the parcel's owned by Mr. David Markel in relation to the smaller parcels designated. He further inquired if a formal land development application would be required.

Mr. William J. Graf inquired if sidewalks would be built and if the speed limit would be lowered.

The Planning Commission requested that Township Staff please send letters to community for the January 26<sup>th</sup>, 2012 meeting.

Questions and discussion ensued.

**3. OTHER BUSINESS**

Zoning Hearing Board Application #11-14 is a corner lot located at the intersection of West Germantown Pike & East Adair Drive and is scheduled to be heard January 24, 2012. The following relief has been requested to permit the construction of a 1,620 SQ. FT. pole barn, 1,555 SQ. FT. of additional impervious stone driveway, and a privacy fence at the premises:

- VARIANCE FROM 150-69(A) TO PERMIT THE POLE BARN TO EXTEND 39.1' FT. INTO THE FRONT YARD SETBACK OF ADAIR DRIVE
- VARIANCE FROM 150-69(B)(1) TO PERMIT THE POLE BARN TO PROJECT 65' FT. INTO THE REAR YARD SETBACK
- VARIANCE FROM 150-69(C)(1) TO PERMIT THE POLE BARN TO PROJECT 15' FT. INTO THE SIDE YARD SETBACK
- VARIANCE FROM 150-70(A) TO PERMIT BUILDING COVERAGE TO EXCEED THE MAXIMUM ALLOWED BY 12.63%
- VARIANCE FROM 150-70(B)(1) TO PERMIT IMPREVIOUS COVERAGE TO EXCEED THE MAXIMUM ALLOWED BY 9%
- VARIANCE FROM 150-177(B)(1) TO PERMIT THE POLE BARN TO BE LOCATED WITHIN THE FRONT, SIDE, AND REAR YARD SETBACKS
- VARIANCE FROM 150-182(B)(G) TO PERMIT A 6'FT. PRIVACY FENCE WITHIN THE FRONT YARD SETBACK WITHOUT AN OPERABLE GATE

The Planning Commission commented on the application from a design perspective. Ms. Pat Quigley commented that from a planning perspective, the proposed structure is excessively large in scale, visually intrusive, and not in character with the existing neighborhood. Furthermore, the proposal does not fit in with the anticipated Fairview Village Ordinance Overlay plans to create a village community.

Mr. Gordon Todd & Ms. Chris David were in agreement.

Questions and discussion ensued.

**4. PLANNING COMMISSION AGENDA FOR JANUARY 26<sup>th</sup>, 2011 MEETING:**

- Cedars Village Planning Presentation
- Transferable Development Rights
- Minutes
- Next Planning Commission Agenda

**5. APPROVAL OF MINUTES FOR MEETING HELD ON DECEMBER 8<sup>th</sup>, 2012:**

Minutes were tabled due to a quorum not being present of Planning Commission members from the December 8<sup>th</sup>, 2012 meeting held due to two (2) new members being appointed.

**6. PUBLIC COMMENT**

Mr. Matthew Schelly handed out various informational articles for the Planning Commission to review and consider discussing at their next scheduled meeting.

**7. 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.

WORCESTER TOWNSHIP  
PLANNING COMMISSION WORK SESSION MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, WORCESTER, PA  
THURSDAY, JANUARY 26<sup>th</sup>, 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 7:31 P.M.

**ATTENDANCE**

**PRESENT:**

|                 |   |
|-----------------|---|
| Gordon Todd     | Chairman  |
| Pat Quigley     | Vice Chairman   |
| Doug Rotondo    | Secretary   |
| Chris David     | Member  |
| Anthony Sherr   | Member  |
| Matthew Schelly | Township Planning Consultant, Montgomery County Planning Commission |

**ABSENT:**                      None

**GUESTS:**

Mr. Arthur C. Bustard: Bustard Road Resident  
Ms. Susan G. Caughlan: Overhill Drive Resident  
F. Lee Mangan: Worcester Township Manager  
Mr. Charles Caikoski: Property Manager for Cedars Country Store Area  
Mr. Richard DeLello: Stony Creek Road Resident  
Mr. Ciro Tornambe: Skippack Pike Resident  
Mr. Gerard Werner: Hollis Road Resident  
Ms. Kathleen Werner: Hollis Road Resident  
Mr. Howard Radtke: Bustard Road Resident  
Ms. Sharon Radtke: Bustard Road Resident  
Mr. Gerald Maye: Skippack Pike Resident  
Mr. William Graf: Skippack Pike Resident  
Mr. John Staples: Mill Road Resident  
Ms. Marsha Staples: Mill Road Resident

**1. CEDARS VILLAGE PLANNING**

Mr. Matthew Schelly presented the most recent power point presentation of the Cedars Village Planning Overlay Ordinance.

Mr. Gordon Todd addressed Mr. Ciro Tornambe comments of 1 dwelling unit per property. Mr. Todd would like to see one (1) dwelling unit per property or building. He is inclined to this to create a village like atmosphere.

Ms. Susan Caughlan inquired about transferable development rights.

Ms. Chris David inquired if there is a sense of how many buildings the transferable development rights would provide.

Ms. Caughlan commented about the property tax implications.

Mr. Todd and Ms. Caughlan addressed Class I, II, and III overlay districts.

Mr. Bustard requested that the Planning Commission make a recommendation to the Board of Supervisors this evening for the proposed ordinance to be discussed at the joint meeting scheduled for February 6<sup>th</sup>, 2012.

Mr. Anthony Sherr inquired as to the time line that is being adhered to for recommendation of this proposed ordinance to the Board of Supervisors. Mr. Tornambe addressed this issue as well.

Mr. Schelly addressed parking. Ms. Caughlan inquired as to what parking ratio recommendation has been made for the Cedars Village Planning area.

Mr. Charles Caikoski discussed and addressed hours of operation for restaurants located at the Cedars Country Store property. Ms. Caughlan, Mr. Todd, and Ms. Pat Quigley discussed footages (i.e. 100') setback requirements being implemented to shield adjacent properties from noise. Ms. David inquired as to how many seats would be occupying the restaurant(s).

Mr. Schelly, Ms. Caughlan, and Mr. Todd discussed lighting and noise regarding the Cedars Country Store property.

Mrs. Warner requested an environmental study completed of the whole cedars village.

Mr. Tornambe stated that additional buffering needs to be added.

Ms. Sharon Radtke stated and requested that a survey be sent to all cedars village residents inquiring as to what hours of operation would be best to suit their needs.

Mr. Caikoski stated that other residential properties may want to have outdoor activity as well.

Mr. Tornambe addressed permitted uses.

The Planning Commission discussed the contents of the presentation and screening buffers were heavily addressed. Discussion and questions ensued.

**RECOMMENDATION:**

A motion by Mr. Sherr, seconded by Ms. Quigley, to recommend submission of the proposed Cedars Village Overlay Ordinance to the Board of Supervisors for advertisement with the following noted changes:

- Maximum impervious being increased to 40% only when transferable development rights are being transferred and not for by-right uses
- Building height maximum is 35'
- Require screen buffering be provided for outdoor dining within 300 ft. in a residential district to include fencing, landscaping, and/or building
- Change section 150-8 to from Class I and Class II to state all classes regarding standards and criteria

was passed unanimously.

2. **TRANSFERABLE DEVELOPMENT RIGHTS ORDINANCE:**

A motion by Ms. Quigley, seconded by Mr. Sherr, confirmed that the ordinance advertised for the February 15<sup>th</sup>, 2012 hearing was the language the Planning Commission recommended to the Board of Supervisors, was passed unanimously.

3. **JOINT PLANNING COMMISSION AGENDA FOR FEBRUARY 6<sup>th</sup>, 2012 WITH THE BOARD OF SUPERVISORS:**

- Cedars Village Overlay Ordinance Recommendation
- Transferable Development Rights
- Planning Commission Agenda for February 9<sup>th</sup>, 2012 Meeting

4. **PLANNING COMMISSION AGENDA FOR FEBRUARY 9<sup>th</sup>, 2012 MEETING:**

Tabled

5. **APPROVAL OF MINUTES FOR MEETING HELD ON DECEMBER 8<sup>th</sup>, 2011 & JANUARY 12, 2012:**

- A motion by Ms. Quigley, seconded by Mr. Doug Rotondo, for approval of the minutes for the meeting held on December 8<sup>th</sup>, 2011, was passed unanimously. Mr. Sherr and Ms. David abstained.
- A motion by Mr. Sherr, seconded by Ms. David, for approval of the minutes for the meeting held on January 12<sup>th</sup>, 2012, was passed unanimously.

6. **PUBLIC COMMENT**

Mr. Tornambe inquired as to where the Cedars Overlay Ordinance goes from here. The Planning Commission stated that it will be discussed at the joint meeting scheduled for February 6<sup>th</sup>, 2012 at 8 A.M.

Mr. Caikoski inquired as to the screening buffer footage.

7. **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 9:02 P.M.