

WORCESTER TOWNSHIP
PLANNING COMMISSION WORK SESSION MEETING
WORCESTER TOWNSHIP BUILDING
WORCESTER, PA
Thursday, July 11th, 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 7:36 P.M.

ATTENDANCE

PRESENT:

Mr. Gordon Todd	Chairman
Ms. Pat Quigley	Vice Chairman
Ms. Chris David	Member
Mr. Anthony R. Sherr	Member
Ms. Tiffany M. Loomis	Township Zoning Officer
Mr. Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

ABSENT:

Mr. Doug Rotondo	Secretary
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GUESTS:

Ms. Susan Caughlan: Board of Supervisor & Overhill Drive Resident
Ms. Bernadette Kearney, Esq.: Representative for ZHB APPL# 13-06: Trustees of the Local Union No. 126 Occupational Safety, Health, & Education Trust Fund located at 3455 Germantown Pike
Mr. Joseph S. Russella, Jr., P.E.: Representative for ZHB APPL# 13-06: Trustees of the Local Union No. 126 Occupational Safety, Health, & Education Trust Fund located at 3455 Germantown Pike
Mr. Steve Lutz: Member of Trustees of the Local Union No. 126
Mr. Mike Torpey: Member of Trustees of the Local Union No. 126
Mr. Tom Leach: Member of Trustees of the Local Union No. 126
Mr. Larry Mengel: Member of Trustees of the Local Union No. 126
Mr. Rich Muttik: Member of Trustees of the Local Union No. 126
Ms. Andy Detterline: Representative for Limited Industrial Research Ordinance Amendment
Ms. Michelle Jackson-Greenawalt: Locust Drive Resident
Mr. Frank Wells: Berks Road Resident

1. ZONING HEARING BOARD APPLICATION #13-06: TRUSTEES OF THE LOCAL UNION No. 126 OCCUPATIONAL SAFETY, HEALTH, & EDUCATION TRUST FUND LOCATED AT 3455 GERMANTOWN PIKE

The following relief has been requested to permit the expansion of the existing use on the property with the construction of a 2 story building for vocational/ technical classrooms and offices:

- Special Exception and Variance pursuant to §150-166.B to permit the expansion of a nonconforming use;

- Variance from §150-13.B.(2) to permit a front yard setback of 180' which is less than the Ordinance requires;
- Variance from §150-13.B.(2) to permit side yard setbacks of 47' & 106' which are less than the Ordinance requires;
- Variance from §150-14.A. & B. to permit a maximum building coverage of 12.22% & a maximum impervious coverage of 34%, which are more than the Ordinance permits;
- Variance from §150-16.B.(1) & (2) to permit parking within the front & side yard setbacks and within 100' of the property lines

Ms. Bernadette Kearney & Mr. Joseph S. Russella, P.E. presented the application and plans to the Planning Commission. An in-depth history of the property was presented.

Mr. Tony Sherr inquired as to what kind of training is taking place.

Ms. Pat Quigley inquired about geographical draw and the training schedule proposed in relation to the current training schedule.

Ms. Kearney explained there are 1,900 members and most training occurs on the weekends and some evening trainings exist. The training occurs approximately three (3) weekends a month. This addition allows the trainees to perform training hours in any weather condition due to having an enclosed building.

The Planning Commission requested that the applicants explain what surrounding properties are adjacent to theirs.

Mr. Gordon Todd inquired if the property owner to the east had been contacted.

Ms. Kearney & the Electrical Members responded not at this time.

Mr. Todd does not see any issues from a planning perspective.

Mr. Matthew Schelly inquired about reserve parking & pervious paving. The Electrical Union explained that with pervious paving there is a great deal of maintenance. Additionally, the parking is needed to accommodate trainees.

Ms. Kearney presented renderings of what the property and facility would look like if the Zoning Hearing Board relief is granted.

Ms. Quigley likes the current buffering and the mature trees that exist at the rear portion of the property, however requested that the Electrical Union consider additional buffering on the property's west side.

The Electrical Union was in agreement to look to creatively maintain some kind of buffer and will further elaborate on the specific kind of buffering once the initial design process is completed.

The Electrical Union addressed that the property is well maintained and that they are running a professional operation.

Mr. Todd does not see any objections from a planning perspective and further explained that the Land Development process will be required.

Ms. Kearney further elaborated on this process.

Ms. Michelle Jackson-Greenawalt is in favor of the plan and emphasized the more trees planted the better for buffering purposes.

Ms. Susan Caughlan addressed ownership of the property in the future and suggested a Conditional Use possibility to enable the education component to limit the commercial potential that is available in the AGR Zoning District. Additionally, she inquired about the pre-existing non-conforming use status.

The Planning Commission generally agrees with the application proposed and suggested that the expansion of the property / structures be presented as an educational use instead of Classroom Training, Office, and Assembly as presented on the application.

The Township will further explore the suggestions offered by the Planning Commission and Ms. Caughlan with the Township Solicitor's Office.

2. **LIMITED INDUSTRIAL RESEARCH DISTRICT ORDINANCE AMENDMENT**

Ms. Detterline formally introduced the property and proposed ordinance. She further explained as to why this ordinance is specific to this site. If the proposed ordinance is applied to other Limited Industrial zoned areas major residential impact would occur due to the proposed heights allowed.

Mr. Todd addressed use regulations regarding "Indoor recreational facility" and further expressed that Section 150-237 (C) which includes the definition needs to be eliminated.

The Planning Commission is in agreement with adding the heli-port exclusion and adding a definition for floor area ratio.

Ms. Jackson-Greenawalt inquired about the height of the building.

The Planning Commission inquired about current recorded plan.

Mr. Todd & Ms. Chris David addressed building and impervious coverage limits and buffering regarding the proposed height allowed.

Mr. Todd commented on page 2 Sections (E&F) suggesting that legal counsel review if there is a conflict.

The Planning Commission commented on Section 150-214 suggesting that for every foot height is increased a two (2) foot setback shall be required as measured from the edge of the building.

The Planning Commission commented on Section 150-242 (C) suggesting to add a period after impervious coverage. The following wording then needs to be added "Enclosed parking facilities shall not be considered in calculating building coverage provided that any existing surface parking area located within 150' feet of a residential zone be removed".

Ms. Detterline addressed the floor area ratio concerns and inquired as to what is the issue with wanting more parking.

Mr. Schelly suggested that there be removal of existing parking situated within a 150' of an adjacent residential property when parking structures are added. The resulting buffer area should be required to be planted to the specification required in Chapter 130 of the Land Development and Subdivision Ordinance.

Ms. Detterline addressed the request of conservation easements. Ms. Caughlan further explained as to why this is being requested. Discussion & question ensued regarding if this area should be designated as an easement.

The Planning Commission commented on Section 150-243 suggesting to add Item C(3) to state the following: All riparian corridor conservation district areas, as defined in Section 150-146.6, shall be maintained as natural habitat and shall not be clear cut or maintained as mowed lawn.

The Planning Commission commented on that Section 150-236 is Worcester Township's TDR ordinance and that the proposed ordinance be properly numbered.

The Planning Commission suggested that the Limited Industrial Research District be referenced as the "LIR" District throughout the Ordinance Amendment.

Public Comment

Ms. Jackson-Greenawalt inquired as who would be leasing. Ms. Detterline explained that research facilities are interested in the property and this is the reason for proposing a pure research district.

Ms. Detterline further explained the current tenants: METSO & VYGON. Both are industrial and office uses. Additionally, McNeil is storing equipment in the back of the building. Approximately 100,000 sq. ft. is leased.

Ms. Jackson-Greenawalt inquired as to how long the building has been vacant. Ms Detterline replied for quite a few years.

The Planning Commission discussed adjacent property owners.

Mr. Frank Wells commented on the permeating light/ light pollution.

Ms. Jackson-Greenawalt & Mr. Wells commented on noise issues.

Mr. Todd suggested Ms. Detterline to move forward with the public hearing.

RECOMMENDATION:
No Official Action Taken.

3. **HISTORIC ORDINANCE AMENDMENT**

Tabled until the next meeting scheduled for July 25th, 2013.

Mr. Schelly shall be giving a presentation regarding the matter.

4. **PLANNING COMMISSION AGENDA FOR JULY 25TH, 2013 MEETING**

- Historic Ordinance
- Zoning Hearing Board Application Review
- Minutes
- Planning Commission Agenda for August 8th, 2013 Meeting

5. **APPROVAL OF MEETING MINUTES**

A motion by Mr. Sherr, seconded by Ms. David for the approval of the minutes for the meeting held on June 27th, 2013 contingent upon minor corrections, was passed unanimously.

6. **PUBLIC COMMENT**

Mr. Todd informed the Planning Commission that Mr. John Kennedy has been hired for the Village Planning Exercise. Mr. Kennedy and his staff will be making a presentation at the joint 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. Todd at 9:55 P.M.

WORCESTER TOWNSHIP
PLANNING COMMISSION MEETING
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WORCESTER, PA
Thursday, July 25th, 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 7:36 P.M.

ATTENDANCE

PRESENT:

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

ABSENT:

None

GUESTS:

Ms. Andy Detterline: Representative for Limited Industrial Research Ordinance Amendment
Ms. Michelle Jackson-Greenawalt: Locust Drive Resident
Mr. Frank Wells: Berks Road Resident

1. LIMITED INDUSTRIAL RESEARCH DISTRICT ORDINANCE AMENDMENT

Ms. Detterline introduced a revised draft version of the Limited Industrial Research District Ordinance Amendment based on the recommended changes made by the Planning Commission at their July 11th, 2013 meeting.

Discussion and questions ensued.

The Planning Commission suggested that heliport be prohibited.

The Planning Commission commented on Section 150-243 and Section 150-132(C) suggesting to include after the word “facility” the following language: “or increase the height of building shall provide a screen buffer in accordance with Section 130.28 (G)(5)(f). This buffer shall be a minimum width of 75’ feet.” Additionally, the Planning Commission suggested deleting the section from the word “any” to the word “installed”.

The Planning Commission commented on Section 150-131 suggesting that a “B” sub-section be added.

RECOMMENDATION:

A motion by Ms. Quigley, seconded by Mr. Rotondo for approval consideration by the Board of Supervisors of the proposed ordinance as revised, was passed unanimously.

2. **HISTORIC ORDINANCE AMENDMENT**

Mr. Schelly presented the draft Historic Ordinance.

Discussion and questions ensued.

The Planning Commission will continue discussing this matter at their August 8th, 2013 meeting.

3. **AGENDA FOR AUGUST 5th, 2013 JOINT MEETING WITH BOARD OF SUPERVISORS**

- Village Planning Presentation – Center Point Village
- Limited Industrial Research District Ordinance Amendment
- Historic Ordinance Status Update
- Minutes

4. **PLANNING COMMISSION AGENDA FOR AUGUST 8TH, 2013 MEETING**

- Zoning Hearing Board Application Review
- Historic Ordinance
- Planning Commission Agenda for August 22nd, 2013 Meeting
- Minutes

5. **APPROVAL OF MEETING MINUTES**

A motion by Mr. Sherr, seconded by Mr. Rotondo for the approval of the minutes for the meeting held on July 11th, 2013 contingent upon minor corrections, was passed unanimously.

6. **PUBLIC COMMENT**

None

7. **ADJOURNMENT**

There being no further business to come before this committee the meeting of the Worcester Township Planning Commission was adjourned by Mr. Todd at 10:10 P.M.