

WORCESTER TOWNSHIP  
BOARD OF SUPREVISORS & PLANNING COMMISSION JOINT MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, WORCESTER, PA  
MONDAY, JUNE 7<sup>th</sup>, 2010 9:30 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 10:39 A.M.

**ATTENDANCE**

**PRESENT:**

Arthur Bustard	Chairman: Board of Supervisors
Susan Caughlan	Vice Chairman: Board of Supervisors
Steve Quigley	Member: Board of Supervisors
Joseph Bagley, Esq.	Township Solicitor
Joseph J. Nolan	Township Engineer
Daniel C. Fox	Township Interim Manager
Gordon Todd	Chairman: Planning Commission
Pat Quigley	Vice Chairman: Planning Commission
Robert Hayes	Member: Planning Commission
Bill Fox	Member: Planning Commission
Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

**ABSENT:**

Eunice Kriebel	Township Assistant Manager/ Treasurer
Doug Rotondo	Secretary: Planning Commission

- 1. APPROVAL OF JOINT MEETING MINUTES OF FEBRUARY 1<sup>st</sup>, 2010:**  
A motion by Mr. Robert Hayes for approval of the minutes for the meeting held on February 1<sup>st</sup>, 2010, seconded by Mr. Bill Fox, was passed unanimously.
- 2. NW CORNER OF GERMANTOWN PIKE & TROOPER RD – 3.4 ACRES:**  
The Board of Supervisors and Planning Commission discussed with Bainbridge Capital Investments Co, LLC developing the parcel located at the northwest corner of Germantown Pike and Trooper Rd as a commercial shopping center. Issues of traffic control, parking, and viability of the complex, aesthetics, and Worcester Township's zoning code were discussed. Questions and discussion ensued. There were mixed views and opinions on what kind of commercial use would be best suited for the location. No formal decisions or recommendations were made.
- 3. SUBDIVISION & LAND DEVELOPMENT REVIEW PROCESS:**  
The Board of Supervisors and Planning Commission discussed the sketch plan process. Questions and discussion ensued.
- 4. VILLAGE PLANNING:**  
The Planning Commission updated the Board of Supervisors on the public work-shop held for village planning on March 11<sup>th</sup>, 2010. There were fifty-two attendee(s) from the community that were introduced to the idea of creating a village plan for Fairview Village by the Planning Commission. Questions and discussion ensued. The next public work-shop meeting is scheduled for April 8, 2010, from 7:30 P.M. to 9:30 P.M., at the Worcester Township Community Hall.

**5. ZONING HEARING BOARD REVIEW PROCESS:**

The Planning Commission discussed with the Board of Supervisors the protocol and procedure that they should use for reviewing zoning hearing board applications. Questions and discussion ensued. The Board of Supervisors shall request the Planning Commission's review and comments for zoning hearing board applications on a case by case basis.

**6. ZONING AMENDMENT PROPOSAL:**

The Planning Commission discussed with the Board of Supervisors their priority list for reviewing various zoning amendments to the Worcester Township Zoning Code and the Subdivision and Land Development Ordinance. Questions and discussion ensued. The Planning Commission will be discussing the limited industrial district proposed language additions and changes, proposed sport court ordinance, proposed language changes to the agricultural definition in the zoning ordinance, and the proposed waiver of land development form at their next scheduled meeting, April 22<sup>nd</sup>, 2010.

**7. 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 12:46 P.M.

WORCESTER TOWNSHIP  
PLANNING COMMISSION WORK SESSION MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, WORCESTER, PA  
THURSDAY, JUNE 10<sup>th</sup>, 2010 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
Doug Rotondo	Secretary
Robert Hayes	Member
Bill Fox	Member
Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

**ABSENT:**

None

**GUESTS:**

Ms. Susan Caughlan: Overhill Dr Resident

**1. ZONING HEARING BOARD APPLICATION FOR DISCUSSION**

- **APPL #10-05, HMB REALTY, LLC LOCATED AT THE INTERSECTION OF VALLEY FORGE RD & SKIPPACK PK:**

Application #10-05 has requested a variance from section 150-114 to permit a canopy over the replacement gasoline pumps at the existing gasoline station to encroach into the front yard setback and the district yard setback for a property line with an adjacent single family residential district and a variance from sections 150-162.1 & 150-162.2 to permit the expansion of a non-conforming structure. Mr. Gordon Todd presented to the Planning Commission various design concepts and layouts of the canopy. One (1) member was in favor of the flat canopy proposed due to the simplicity of the design. Two (2) members were in favor of the hipped roof proposed due to the compatibility with the current buildings architecture located at the property. One (1) member did not have a preference of either proposal. Mr. Gordon Todd recused himself from offering an opinion on the proposed design concepts and layouts.

**2. APPROVAL OF MEETING MINUTES**

A motion by Ms. Pat Quigley for approval of the minutes, as revised, for the meeting held on May 27<sup>th</sup>, 2010, seconded by Mr. Bill Fox, was passed unanimously.

**3. VILLAGE PLANNING**

An overall outline was discussed regarding when the next scheduled public work-shop shall be and what material will be discussed and presented. The next public work shop is tentatively scheduled for July 22<sup>nd</sup>, 2010. Questions and discussion ensued.

4. **ZONING AMENDMENT DISCUSSION**

- **FENCE HEIGHT – SETBACK REGULATIONS**

The Planning Commission discussed setback requirements regarding the installation of allowable fencing within a property owner's setbacks in relation to the property line. The Planning Commission recommends that all allowable fencing installed within the setbacks of a property be a minimum of three (3) feet away from the property line.

- **HOME OCCUPATION LANGUAGE ADDITIONS AND CHANGES**

The Planning Commission recommends that language additions and changes be made to the Worcester Township Zoning Ordinance regarding home occupations. The Planning Commission recommends that the definition of "Home Occupation" be replaced with the wording of "Home Based Business". Home Based Businesses shall be accessory to the primary use of the property, conducted by a full-time resident of the property, a maximum of two (2) additional persons who are not residents of the property can be employed, no deliveries to or from the home based business shall occur from a vehicle with more than two axles, home based businesses are entitled to signage in accordance with 150-148A of the Worcester Township Zoning Code, and no vehicles or equipment associated with the home based business shall be parked on any public street at any time.

5. **PLANNING COMMISSION AGENDA**

The Planning Commission tabled this discussion item for their next scheduled meeting.

6. **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 9:37 P.M.

WORCESTER TOWNSHIP  
PLANNING COMMISSION MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, WORCESTER, PA  
THURSDAY, JUNE 24<sup>th</sup>, 2010 7:30 P.M.

**CALL TO ORDER**

The regularly scheduled meeting of the Planning Commission was called to order by Mr. Gordon Todd at 7:35 P.M.

**ATTENDANCE**

**PRESENT:**

Gordon Todd	Chairman
Pat Quigley	Vice – Chairman
Robert Hayes	Member
Bill Fox	Member
Joseph J. Nolan, P.E.	Township Engineer – CKS Engineers
Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

**ABSENT:**

Doug Rotondo Secretary

**GUESTS:**

Ms. Donna Guardino: Applicant for 3155 Methacton Ave – Guardino Subdivision  
Ms. Cindy Nacarelli: Applicant for 3155 Methacton Ave – Guardino Subdivision  
Mr. Jason Duckworth: Acadia Land Development, Owner  
Ms. Susan Caughlan: Overhill Dr Resident

**1. 3155 METHACTON AVE – GUARDINO SUBDIVISION: PRELIMINARY APPROVAL CONSIDERATION**

The property is located in the zoning district R-100. The plan proposes the subdivision of a 1.3361 acre parcel into two building lots. Lot No. 1 will contain the existing dwelling and the lot area will be approx. (+/-) 31,171 Sq. Ft. Lot No. 2 will be a flag lot, accessed by a 25 foot strip from Methacton Avenue, and contain approx. (+/-) 34,773 Sq. Ft. The plan proposes the construction of a single family dwelling on Lot No. 2 to be accessed by a shared driveway through the 25 foot access strip.

Ms. Donna Guardino and Ms. Cindy Nacarelli presented the proposed two (2) lot subdivision to the Planning Commission for preliminary approval consideration. Mr. Joseph J. Nolan, P.E. referenced his review letter, dated May 7<sup>th</sup>, 2010 stating that there is concern with the future maintenance and responsibility of the rock walls shown on the proposed plan, as they cross over several parcels. It is unclear if there rock walls are to remain or to be removed. The applicants explained that the rock walls are man-made and that in their next plan submission this shall be clarified. He addressed that the applicant's consultant should provide calculations on the sizing of the seepage bed to determine whether it meets the requirements the Stormwater Management Ordinance of Worcester Township. Additionally, all other technical items in his review should be rectified in the applicant's next plan submission. Questions and discussion ensued.

**RECOMMENDATION:**

A motion by Ms. Pat Quigley motioned to table the review until revised plans are resubmitted addressing the technical items addressed by CKS and MCPC, seconded by Mr. Bill Fox, was passed unanimously.

**2. ZONING AMENDMENT & SUBDIVISION AND LAND DEVELOPMENT  
AMENDMENT DISCUSSION**

• **GRADING & EXCAVATION ORDINANCE**

Mr. Joseph J. Nolan, P.E. presented the proposed Grading & Excavation Ordinance for consideration to the Planning Commission for consideration. The purpose of adding this ordinance is to provide minimum standards to safeguard persons, to protect property and to promote the public welfare by regulating and controlling the design, construction, quality of materials, use, location and maintenance of grading, excavation and fill within the Township. The ordinance requires a permit to be obtained for all major excavation.

Ms. Pat Quigley addressed that flood plains need to be included and cross referenced in the language. Mr. Gordon Todd addressed that the Township Solicitor needs to include enforcement provisions in the final draft ordinance. Mr. Joseph J. Nolan, P.E. stated he will be providing his final draft of the grading and excavation ordinance to the Township within the following weeks.

**RECOMMENDATION:**

The Planning Commission recommends approval of the proposed language for the grading and excavation ordinance and that the ordinance should be a standalone ordinance when adopted.

• **SIGN ORDINANCE**

The Planning Commission tabled the sign ordinance discussion for a future scheduled meeting.

**3. VILLAGE PLANNING**

Mr. Jason Duckworth gave a presentation on community/ village planning and development. He focused on the methodology of creating a walkable community through the communities wants and needs without using the box method of commercial development. The next public work shop is tentatively scheduled for July 22<sup>nd</sup>, 2010. Questions and discussion ensued.

**4. PLANNING COMMISSION AGENDA**

The Planning Commission shall be reviewing the Preserve @ Worcester – 39 Lot Subdivision for preliminary approval consideration at their next scheduled meeting.

**5. APPROVAL OF MEETING MINUTES**

The Planning Commission tabled the approval of the June 10<sup>th</sup>, 2010 meeting minutes for their next scheduled meeting.

**6. 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 9:37 P.M.