

WORCESTER TOWNSHIP
PLANNING COMMISSION WORK SESSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
THURSDAY, JUNE 9th, 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 7:33 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:

Mr. & Mrs. John Fields, Sr.: Artmar Rd Residents
Mr. John Fields, Jr.: Artmar Rd Resident
Mr. William Griffith: Griffith Rd Resident
Mr. Richard DeLello: Stony Creek Rd Resident

1. 2993 ARTMAR RD:

Mr. John Fields, Jr. proposed using the non-conforming use accessory structure, currently being used as an office, located at 2993 Artmar Rd to be converted into an in-law suite for his parents. The conversion would include a bedroom, den, living room, kitchen, and would leave the basement unchanged. The accessory structure already contains an electrical panel, HVAC system, and plumbing. The only inhabitants would be his parents and there is no intention of this accessory building being used as an income producing property now and/ or in the future.

Mr. John Fields, Jr. is considering making application to the Zoning Hearing Board to obtain a variance for the above proposal and was advised by his attorney, Ms. Bernadette Kearney, Esq. from HRMM&L, to propose the desired design concepts to the Planning Commission for feedback from a planning perspective.

Mr. Doug Rotondo does not have any outstanding issues with the proposal. Ms. Pat Quigley is supportive of the plan proposed. Mr. Gordon Todd is supportive of the plan proposed so long as the members living in the in-law suite are family. Mr. Robert Hayes is also in full support of the plan proposed. Mr. Paul Ziegler inquired as to how far the proposed living dwelling is from the property line and the neighbor's principle living dwelling. Mr. John Fields, Jr. responded that the proposed living dwelling is approximately 10 feet to 15 feet from the property line and 20 feet to 25 feet from the neighbor's principle living dwelling. Mr. Zeigler expressed support.

The Planning Commission has no objection to the proposed plan due to their analysis that the plan is consistent with the Fairview Village planning concepts proposed.

2. **APPROVAL OF MEETING MINUTES:**

A motion by Mr. Robert Hayes for approval of the minutes for the meeting held on May 12th, 2011, seconded by Mr. Doug Rotondo, was passed unanimously.

3. **ZONING AMENDMENT DISCUSSION:**

- **SIGNAGE**

Mr. Matthew Shelly handed out a legibility study for signage lettering and the Contact Sensitive Signage Design study for review and research purposes. The Planning Commission tabled the issue until their next scheduled meeting.

3. **VILLAGE PLANNING:**

- **CEDARS VILLAGE PLANNING**

An overall outline was discussed regarding presenting draft language, signage within the village, and main concepts. Questions and discussion ensued.

- **FAIRVIEW VILLAGE PLANNING**

An overall outline was discussed regarding presenting draft language and main concepts. Mr. Matthew Schelly presented further explanation and examples on usage of designated corridors and quadrants regarding the designated 1,800' radius. Questions and discussion ensued.

4. **PLANNING COMMISSION AGENDA FOR NEXT MEETING HELD ON JUNE 23rd, 2011:**

The Planning Commission shall be discussing approval consideration for the Planning Commission minutes drafted for the June 9th, 2011 meeting, the Planning Commission agenda for the July 14th, 2011 meeting, Trinity Lutheran Church proposing a possible addition located at 1190 Valley Forge Rd, ZHB application #11-06 located at 2051 & 2101 Berks Rd, zoning amendment language regarding signage, and village planning for Fairview & Cedars Village.

5. **PUBLIC COMMENT**

None

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 8:49 P.M.

WORCESTER TOWNSHIP
PLANNING COMMISSION WORK SESSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
THURSDAY, JUNE 23rd, 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 7:34 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:

Pastor Guiser.: Valley Forge Rd Resident
Ms. Lynn Burgoon: Kriebel Mill Rd Resident
Ms. Maeve Vogan: Dell Rd Resident
Mr. Charles Venezia: Germantown Pk Resident
Mr. Philip Burke: Grange Ave Resident

1. TRINITY LUTHERAN CHURCH LOCATED AT 1190 VALLEY FORGE RD:

Pastor Guiser proposed a 6,950 square foot addition to be used as the new sanctuary for the parish and a small pavilion for outside activities. The parish has outgrown its current facilities and is in need of additional space/facilities. There would be 395 seats in the proposed addition and 156 parking spaces provided. The addition proposes stucco and brick for the exterior and would be consistent with the current building aesthetics. Mr. Doug Rotondo asked if there would be classrooms in the proposed addition. Mr. Guiser stated that proposed additional square footage would be specifically used as a sanctuary. The current and/or present sanctuary will become the Parish hall for community functions and gatherings.

Mr. Gordon Todd inquired about the land development process and if the Parish will be formally applying. Mr. Guiser stated, "yes".

Mr. Matthew Schelly brought to the Planning Commission's attention that the church is just outside of the Fairview Village radius and raised the question if the Parish would consider connecting with the trail proposed. Mr. Guiser stated, "yes".

Questions and discussion ensued.

2. APPROVAL OF MEETING MINUTES:

A motion by Ms. Pat Quigley for approval of the minutes for the meeting held on June 9th, 2011, seconded by Mr. Paul Ziegler, was passed unanimously.

3. ZHB APPLICATION #11-06 LOCATED AT 2051 & 2101 BERKS RD – ZONED "LPD":

The Planning Commission discussed the relief requested, from a planning perspective, regarding such:

- VARIANCE FROM SECTION 150-15(A) TO PERMIT A STABLE TO BE ERECTED THAT MEASURES 20' IN HEIGHT (15' IS THE MAXIMUM HEIGHT ALLOWED FOR ACCESSORY STRUCTURES).
- VARIANCE FROM SECTION 150-177(B) (5) TO PERMIT A PRIVATE STABLE ON LESS THAN 5 ACRES.
- VARIANCE FROM 150-177(B) (5) TO PERMIT A PRIVATE STABLE WITHIN 150' OF A PROPERTY LINE.
- VARIANCE FROM 150-192(B) TO PERMIT A CORRAL TO BE LOCATED LESS THAN 75' FROM A PROPERTY LINE.

AND/ OR

- SUCH OTHER RELIEF; INCLUDING BUT NOT LIMITED TO INTERPRETATIONS, AS THE BOARD MAY DEEM NECESSARY OR APPROPRIATE.

The Planning Commission as a whole agreed that the relief requested does not seem to meet a hardship. Mr. Gordon Todd does not have an issue with the corral being less than 75' from the property line. His main concern is how the internal property line will be utilized and respected for the purpose if the lot(s) are ever sold in the future.

Mr. Charles Venezia inquired as to why there is a need for a 150' setback for any and all agricultural accessory structures. He believes this to be extremely strict. Mr. Todd expressed that residents were more than likely concerned with noise, smells, etc... in relation to their property lines when this ordinance was adopted. Mr. Venezia went on to explain how a portion of his property is zoned "AGR" and would require a variance and/or special exception if he were to expand his existing/ current use.

The Planning Commission agreed as a whole that a reverse subdivision is an option that eliminates the need for requesting variance relief and is a viable option.

Questions and discussion ensued.

4. MONTGOMERY COUNTY PLANNING COMMISSION – CONTRACT RENEWAL:

The Planning Commission shall be discussed the proposed renewal contract by Montgomery County Planning Commission. The current contract ends July 2011. The proposed contract is for 3 years.

Mr. Gordon Todd commented that the reviews for previous subdivision and land development applications seem to be a little more elaborate than they need to be.

Mr. Gordon Todd asked Mr. Matthew Schelly what the Park & Recreation portion of the contract had to do with the Planning Commission. Mr. Schelly went on to explain that there may be a Park & Recreation fee administered and in order for this process to take place a Park & Recreation plan has to be created/ enacted which would heavily involve open space planning and the current open space plan. Mr. Todd was satisfied by the answer.

Ms. Pat Quigley raised the point that there is a specific goal with the creation of the Park & Recreation portion of the contract that would justify the increase in the amount asked for the 3 year contract.

Ms. Maeve Vogan inquired as to how many days Mr. Shelly works for Worcester Township and/or hours. Mr. Schelly stated approximately (+/-) "35 hours".

Ms. Vogan further inquired what are the deliverables and overages (if any). Mr. Schelly explained that the new contract states 28 hours and Worcester Township does not get billed for overages. Mr. Todd stated that the Planning Commission defines what the deliverables are.

Questions & discussion ensued.

RECOMMENDATION:

A motion by Ms. Pat Quigley recommending to the Board of Supervisors that the proposed contract by the Montgomery County Planning Commission be approved as scoped and for the amount shown, seconded by Mr. Paul Ziegler, was passed unanimously.

5. ZONING AMENDMENT DISCUSSION:

- **SIGNAGE**

The Planning Commission discussed creating a bullet point list of proposed language changes to be presented to the Board of Supervisors at their joint meeting scheduled for August 1st, 2011. Ms. Pat Quigley asked if a generic example could be compiled as a handout for discussion. All Planning Commission members were in agreement of the approach discussed.

Mr. Gordon Todd will be compiling a write up of his ideas to present to the Planning Commission for discussion.

Ms. Maeve Vogan inquired as to if the entire structure of the signage would be included in the square footage calculation of the sign. Mr. Todd responded that he is proposing that if the structure's width is 6" inches or less than no.

Ms. Quigley added that there can be guidelines added regarding fonts.

Ms. Vogan inquired if the Planning Commission will be tackling illumination in the proposed ordinance amendment. Mr. Todd stated, "No."

Questions and discussion ensued.

6. VILLAGE PLANNING:

- **CEDARS VILLAGE PLANNING**

The Planning Commission tabled the issue until their next scheduled meeting.

- **FAIRVIEW VILLAGE PLANNING**

An overall outline was discussed regarding presenting draft language and main concepts. Mr. Matthew Schelly presented draft language to review from a conceptual point of view. Mr. Gordon Todd would like for the Planning Commission to review language proposed, make markups, and then invite the general public to further discuss. Questions and discussion ensued.

7. PLANNING COMMISSION AGENDA FOR NEXT MEETING HELD ON JULY 14th, 2011:

The Planning Commission shall be discussing approval consideration for the Planning Commission minutes drafted for the June 23rd, 2011 meeting, the Planning Commission agenda for the July 28th, 2011 meeting, zoning amendment language regarding signage, and village planning for Fairview Village.

8. PUBLIC COMMENT

None

9. 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 9:28 P.M.