

WORCESTER TOWNSHIP
PLANNING COMMISSION WORK SESSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
Thursday, June 14, 10, 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
Doug Rotondo	Secretary
Chris David	Member
Anthony R. Sherr	Member
Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

ABSENT: Tiffany M. Loomis, Township Zoning Officer

GUESTS: Ms. Susan Caughlan, BOS
Mr. Charles Venezia: Germantown Pk Resident

1. HISTORIC ORDINANCE AMENDMENT

Mr. Matthew Schelly presented a slide presentation on the basics of historic preservation at the municipal level. He described the gist of the federal Historic Preservation Act, including the concept of the National Register of Historic Places and how a property or place is evaluated for inclusion in the NR. He reviewed a number of local historic ordinances, including Horsham and Montgomery Townships. Initial discussion among the WPC centered on the procedures for listing on the Worcester historic properties listing and the definition of demolition. Mr. Matt Schelly explained that the proposed inventory list and map is based on a single criterion of an estimated pre-1940 construction date. It was agreed that prior to the next meeting Matt would provide an updated copy of the map and associated properties listing, a comparative summary from other historic ordinances of what constitutes "demolition."

2. PLANNING COMMISSION AGENDA FOR JUNE 28, 2012 MEETING:

- Review of the Proposed Cedars Village Ordinance Overlay Amendment
- Review of proposed Historic Ordinance
- Meeting Minutes
- Next Planning Commission Agenda

3. APPROVAL OF MINUTES FOR MEETING HELD ON MAY 10, 2012:

The approval was tabled to a future meeting.

4. PUBLIC COMMENT

Mr. Charles Venezia, a Germantown Pike resident, asked if the Historic Preservation Ordinance would only apply to National Register listed properties. Mr. Matt Schelly explained that the

proposed ordinance would only affect those properties included on Worcester's inventory list which at this time uses a single criterion of an estimated pre-1940 construction date. This may change as the review of the listing process is reviewed and evaluated by the WPC.

5. **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 9:00 P.M.

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PRESENT:

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Anthony R. Sherr	Member
Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

ABSENT:

Tiffany M. Loomis, Township Zoning Officer
Chris David, Member

GUESTS:

Ms. Susan Caughlan, BOS
Mr. F. Lee Mangan, Township Manager

1. CEDARS VILLAGE OVERLAY DISTRICT ORDINANCE AMENDMENT

As requested by the BOS in their June 25, 2012 memorandum, the Planning Commission reviewed the revisions to the draft Cedars Village Overlay Ordinance as presented by Mr. David Markel at recent BOS meeting. Mr. Gordon Todd reviewed the discussions with the public at that meeting to familiarize the WPC members of the major issues of concern. The WPC began the review of the proposed changes, comparing them to the original scope and intent. General discussion followed on the potential to reduce the number of sub districts, review of permitted uses as might be applied to single or multiple districts, conditional and prohibited uses, and setback requirements. Also discussed was the potential need to establish a smaller ROW width along Skippack Pike. Due to the scope of the proposed revisions, it was agreed to continue review and discussions at the next meeting.

2. HISTORIC ORDINANCE AMENDMENT

For the benefit of the new WPC members, Mr. Matthew Schelly reviewed the inception of the historic ordinance, including the identification of the initial inventory of what would be considered historic properties for purposes of the ordinance, issues surrounding the definition of demolition, mapping of the initial properties, and general review of other municipal historic ordinances in the region, including Trappe, Towamencin, and Lower Merion. Discussion followed, specifically regarding the clarification of the inventory process, property owner inputs to listing, definition of demolition versus a substantial modification to a listed structure, and clarification of the additional allowable use opportunities for listed structures.

3. ACCESSORY STRUCTURE ORDINANCE AMENDMENT

A copy of the final draft of the Accessory Structure Ordinance was reviewed one last time prior to recommendation. A motion was made by Ms. Pat Quigley, seconded by Mr. Anthony Sherr, to

recommend approval of the revised Accessory Structure Ordinance Amendment to the BOS, and passed unanimously.

4. **PLANNING COMMISSION AGENDA FOR JULY 12, 2012 MEETING:**

- Review of the Proposed Cedars Village Ordinance Overlay Amendment
- Renew review of proposed Historic Ordinance
- Meeting Minutes
- Next Planning Commission Agenda

5. **APPROVAL OF MINUTES FOR MEETING HELD ON JUNE 14, 2012:**

The approval was tabled to a future 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 9:00 P.M.