

WORCESTER TOWNSHIP
PLANNING COMMISSION MEETING
WORCESTER TOWNSHIP BUILDING
WORCESTER, PA
Thursday, June 27th, 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:

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

ABSENT:

Pat Quigley	Vice Chairman
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GUESTS:

Mr. & Mrs. John & Megan Evans: Developer
Ms. Andy Detterline: Representative for Limited Industrial Research Ordinance Amendment
Mr. Mark Landis: Schultz Road Resident
Mr. Frank Wells: Berks Road Resident

1. **EVANS SUBDIVISION LOCATED AT 3110 HEEBNER RD**
 - THE PLAN PROPOSES THE SUBDIVISION OF THE EXISTING 119.47 ACRE PARCEL INTO TWO LOTS. THE SUBJECT PARCEL HAS FRONTAGE ALONG THE SOUTH SIDE OF HOLLOW RD, THE WEST SIDE OF HEEBNER RD, AND THE WEST SIDE OF VALLEY FORGE RD IN THE AGR ZONING DISTRICT. LOT 2 PROPOSES A SINGLE FAMILY DWELLING, WHICH WILL TAKE ACCESS FROM VALLEY FORGE RD. LOT 2 PROPOSES TO CONTAIN THE EXISTING DWELLING AND OUTBUILDINGS AND TAKES ACCESS FROM HEEBNER RD. IT DOES NOT APPEAR THAT THERE WILL BE ANY IMPROVEMENTS OR CHANGES TO LOT 1 AT THIS TIME. WE NOTE THAT THIS PARCEL WAS SUBJECT TO A MINOR SUBDIVISION IN 2012 TO CREATE A BUILDING LOT FRONTING ON HOLLOW RD.

Mr. & Mrs. John & Megan Evans presented the overall plan. They are in the process of utilizing Act 319. Mr. Evans further explained how the land was heavily tested for percolation and this is why the current location has been chosen.

Mr. Gordon Todd referenced the Township Engineer's review.

Ms. Chris David appreciated being able to tour the site.

Mr. Doug Rotondo inquired if the facade will face the road. Mr. & Mrs. Evans replied that they are planning on making this more of a ranch style home with the façade facing the road.

Questions and discussion ensued.

RECOMMENDATION:

A motion by Ms. David, seconded by Mr. Rotondo, recommending preliminary & final approval consideration to the Board of Supervisors contingent upon the Township Engineer's review dated March 5th, 2013, was unanimously voted upon.

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

Mr. Todd reviewed the two (2) proposed text amendments; one from 2010 and the one before the BOS scheduled for hearing on 7/17/2013.

Mr. Matthew Schelly commented that recreational uses are not defined.

Mr. Mark Landis commented about the surrounding residents, has an issue with the amendment ordinance process, addressed variance rules and regulations, and has requested to obtain a history of how the Limited Industrial Zoning District evolved.

Mr. Todd addressed that this proposed zoning amendment should be applied to the other two (2) Limited Industrial District Zoned properties.

Mr. Schelly further expanded on this comment and explained the reason for this is due to traffic impact.

Mr. Todd addressed parking.

Ms. Andy Detterline addressed this issue and further explained this section of the ordinance. The ordinance allows for structured parking.

Mr. Landis is in disagreement with allowing structured parking.

Mr. Todd explained floor area ratio.

Mr. Schelly suggested providing specific setbacks that could control structured parking, as well as buffering.

Mr. Landis commented on light pollution.

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.

Ms. David is concerned about the overall height. Ms. Detterline and Mr. Schelly clarified this section of the proposed ordinance.

Mr. Landis requested that heli-ports be restricted.

Ms. Detterline further explained that the main entrance is from Schultz road, however when the parking connection occurs all parking can then be accessed from Morris Rd.

Discussion and questions ensued.

RECOMMENDATION:

A motion by Ms. David, seconded by Mr. Rotondo, recommending that modifications are made to the language including a definition of indoor recreation, floor area ratio & incineration, prohibit incineration of any kind, prohibit heli-ports, modify the language regarding enclosed parking facilities, modify the language regarding height projections to read clearly, consider the Limited Industrial Research District text amendment to be included in the existing Limited Industrial Zoning District language, include item #6 of the MCPC recommendation which includes a conservation easement within the Natural Resource Protection Strategy Area depicted in the Township comprehensive plan or within 150 feet of the creek centerline (whichever is greater), add limitations/specifics regarding the height and area of the garage, and have the Township Solicitor access item #7 of the MCPC recommendation addressing bicycle and pedestrian improvements being added to the Zoning Amendment, was unanimously voted upon.

3. **DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT GRANT FOR THE ZACHARIAS TRAIL**

The Planning Commission recognized the application is being submitted by Worcester Township and has no objections to the project moving forward.

4. **HISTORIC ORDINANCE AMENDMENT**

Tabled until the next meeting held on July 25th, 2013.

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

5. **PLANNING COMMISSION AGENDA FOR JULY 11TH, 2013 MEETING**

- Limited Industrial Research Ordinance Amendment
- Historic Ordinance
- Zoning Hearing Board Application Review
- Minutes
- Planning Commission Agenda for July 25th, 2013 Meeting

6. **APPROVAL OF MEETING MINUTES**

A motion by Ms. David, seconded by Mr. Sherr for the approval of the minutes for the meeting held on May 23rd, 2013 contingent upon minor corrections, was passed unanimously.

7. **PUBLIC COMMENT**

None

8. **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 9:31 P.M.