

WORCESTER TOWNSHIP
PLANNING COMMISSION WORK SESSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
THURSDAY, MARCH 11th, 2010 9:00 PM

CALL TO ORDER

The regularly scheduled meeting of the Planning Commission was called to order by Mr. Gordon Todd at 9:00 P.M.

ATTENDANCE

PRESENT:

Gordon Todd	Chairman
Pat Quigley	Vice – Chairman
Doug Rotondo	Secretary
Robert Hayes	Member
Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

ABSENT:

Bill Fox	Member
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GUESTS:

Ms. Susan Caughlan: Overhill Dr Resident
Ms. Maeve Vogan: Dell Rd Resident
Ms. Laya Martinez: Kriebel Mill Rd Resident

- 1. APPROVAL OF MEETING MINUTES OF JANUARY 28th, 2010:**
A motion by Ms. Pat Quigley for approval of the minutes for the meeting held on January 28th, 2010, seconded by Mr. Robert Hayes, was passed unanimously.
- 2. ZONING HEARTING BOARD APPLICATION #07-02 – LAYA MARTINEZ LOCATED AT 1545 KRIEBEL MILL RD:**
The variance to permit the construction on an additional single family dwelling on a flag lot was discussed. Questions and discussion ensued. Mr. Gordon Todd, Ms. Pat Quigley, Mr. Doug Rotondo, and Mr. Robert Hayes were concerned about the limited width of the proposed shared driveway = 18' regarding if emergency personnel (i.e. Fire Department) would be able to make the necessary turn in the bend of the driveway to gain access to the home(s) in the event of an emergency. Additionally, the Planning Commission commented on the requirement of the driveway = 25' based on Worcester Township's code and that there is not a hardship present. Therefore, the Planning Commission unanimously recommends that the requested waiver not be granted.
- 3. 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 9:30 P.M.

WORCESTER TOWNSHIP
PLANNING COMMISSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
THURSDAY, MARCH 25th, 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
Doug Rotondo	Secretary
Robert Hayes	Member
Bill Fox	Member
Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

ABSENT:

Pat Quigley	Vice – Chairman
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GUESTS:

Ms. Susan Caughlan: Overhill Dr Resident
Mr. George Stanbridge, P.E.: Representative for 2845 Potshop Rd
Mr. Peter Roman: Potshop Rd Resident/ Developer
Mr. Andrew Roman: Potshop Rd Resident/ Developer
Ms. Carol Allen: Potshop Rd Resident
Ms. Georganna Walsh: Potshop Rd Resident
Ms. Mary Ellen Fagan: Potshop Rd Resident
Mr. Leonard Fegley: Potshop Rd Resident
Mr. Edward Mullen, Esq.: Representative for Stony Creek Farms
Mr. Fred Merion: Representative for Stony Creek Farms

1. APPROVAL OF MEETING MINUTES OF MARCH 11th, 2010:

A motion by Mr. Doug Rotondo for approval of the minutes for the meeting held on March 11th, 2010, seconded by Mr. Robert Hayes, was passed unanimously.

2. 2845 POTSHOP RD:

Mr. George Stanbridge, P.E., Mr. Peter Roman, and Mr. Andrew Roman proposed subdividing 2845 Potshop Rd into three (3) lots with one (1) existing lot. Potshop Rd residents expressed concern regarding how to control increasing traffic along Potshop Rd, if historic preservation is possible in lieu of subdividing the property, if wetlands will be affected due to septic systems having to be installed to support the additional lots, and whether or not the real estate market will support the sale of the proposed product. The proposed 3 lot subdivision has not been formally submitted to the Township. Mr. George Stanbridge, P.E. stated that if a formal submission of the plan was made to the Township it would be the intention of the Developer to submit the plan by-right. Mr. Gordon Todd stated he would be in favor of the plan; however the Planning Commission does not offer recommendations on proposed subdivisions until a formal submission for application is made to the Township.

3. **STONY CREEK FARMS – AGE QUALIFIED RESIDENTIAL COMMUNITY:**
Mr. Edward Mullen, Esq. and Mr. Fred Merion presented to the Planning Commission a proposed ordinance with language allowing 20% of the dwelling units to be sold to persons under the age of 55, with the selected age of 45, again with no persons under the age of 19 on a permanent basis. There are 209 proposed dwellings planned for Stony Creek Farms, of which 34 are built/ occupied, and 5 have recently been sold, totaling 39 out of the 209 dwellings completed. Discussion and questions ensued.

RECOMMENDATION:

A motion by Mr. Bill Fox to accept the proposed ordinance, seconded by Mr. Robert Hayes, was passed by 3 Planning Commission members. Mr. Doug Rotondo was opposed to the proposed ordinance due to a precedent being set within the Township that age restricted districts will want to propose new/ lower age restrictions as developments move forward in the building process if the current product is not selling.

4. **VILLAGE PLANNING:**
An overall outline was discussed regarding the scheduled public work-shop, scheduled for April 8, 2010, from 7:30 P.M. to 9:30 P.M. at the Worcester Township Community Hall, for Worcester Township Residents. Questions and discussion ensued.
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 9:25 P.M.