

WORCESTER TOWNSHIP  
PLANNING COMMISSION WORK SESSION MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, WORCESTER, PA  
THURSDAY, MARCH 10<sup>th</sup>, 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:**

Ms. Susan Caughlan: Overhill Dr Resident  
Mr. Ben Gallo: Germantown Pk Tenant  
Mr. Ray Kienan.: Germantown Pk Tenant  
Mr. Steve Fuerst: Germantown Pk Tenant  
Ms. Maeve Vogan: Dell Rd Resident  
Mr. Ronald Shore: Stump Hall Rd Resident  
Mr. Lance Asher: Kriebel Mill Rd Resident  
Mr. Frank R. Wittenberg: Skippack Pk Tenant  
Mr. Richard DeLello: Stony Creek Rd Resident  
Mr. Joe Gambone: Gambone Development Company  
Mr. Andrew Gallo: Skippack Pk Tenant  
Mr. Brennan Marian: North Wales Rd Resident  
Mr. Charles Vanezia: Germantown Pk Resident  
Ms. Kathleen Hurst: Potshop Rd Resident  
Mr. Lou Betz: Dell Rd Resident  
Bravo Pizza: Valley Forge Rd Tenant

**1. ZONING AMENDEMENT DISCUSSION**

• **SIGNAGE WORKSHOP TO DISCUSS SIGNAGE NEEDS OF SHOPPING CENTER AND COMMERCIAL ZONING DISTRICTS**

Mr. Matthew Schelly presented a signage presentation of examples of commercial signage used in surrounding and other local rural communities. Mr. Gordon Todd opened the discussion to the public regarding the signage located in the Commercial and Shopping Center Zoning Districts.

Tenants and residents presented suggestions to the Planning Commission of changes they would like to have made to the current sign ordinance. The following suggestions included but were not limited to:

- Allow temporary signage for businesses for the purpose of advertising during their peak season(s)
- Allow larger pylon signage with electronic reader board available to tenants for one (1) hour at a time
- Allow larger entrance signage and/or divide cluster signage throughout the property
- Allow internally lit signage
- Allow changeable letter board signage to promote daily and weekly specials

An emphasis of providing quality and aesthetically pleasing signage was referenced continually with all suggestions discussed. 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 February 10<sup>th</sup>, 2011, seconded by Mr. Doug Rotondo, was passed unanimously.

**3. PUBLIC COMMENT**

None

**4. 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.

WORCESTER TOWNSHIP  
PLANNING COMMISSION MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, WORCESTER, PA  
THURSDAY, MARCH 24<sup>th</sup>, 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:**

Mr. Frederick Oskanian: Property owner of 3481 Germantown Pike  
Mr. Joseph McGrory, Esq.: Representative for North Grange, LLC  
Mr. Anthony Hibbeln, P.E.: Representative for North Grange, LLC  
Ms. Kimberly A. Bursner: Court Reporter for North Grange, LLC  
Ms. Maeve Vogan: Dell Rd Resident  
Mr. Richard DeLello: Stony Creek Rd Resident  
Mr. Lou Betz: Dell Rd Resident  
Mr. Antonio Plati: West Chester University Student

1. **NORTH GRANGE, LLC/ TERRA LANDSCAPING/ 3481 GERMANTOWN PK LAND DEVELOPMENT PLAN LOCATED 3481 GERMANTOWN PK:**

Mr. Joseph McGrory, Esq. and Mr. Anthony Hibbeln, P.E. presented the land development plan to the Planning Commission. The site is located at the North Easterly Corner of Germantown Pike and North Grange Avenue and is located in both Worcester Township and Lower Providence Township. A portion of the tract is located in Worcester Township's "AGR" Agricultural Zoning District. The plan consists of a garden/ supply building and associated parking areas on approximately 2.9 acres of land. The plan proposes service by a public water system. The site currently has an existing structure that is proposed to remain. Questions and discussion ensued.

**RECOMMENDATION:**

A motion by Ms. Pat Quigley to recommend approval of preliminary and final land development plan subject to consistency with the Township Engineer's review letter and also approving the waivers as requested except for the three withdrawn (Section 130.22.B.1, Section 130-24.B.3.e.2, and Section 130.24.B.4.f.8), seconded by Mr. Paul Ziegler, was passed unanimously.

2. **PLANNING COMMISSION AGENDA FOR NEXT MEETING HELD ON APRIL 14<sup>th</sup>, 2011:**  
The Planning Commission shall be discussing a sketch/ marketing plan presentation given by Meadowood, a sketch plan presentation regarding 2106 Berks Rd, approval consideration for the Planning Commission minutes drafted for the March 24<sup>th</sup>, 2011 meeting, the Planning Commission agenda for the April 28<sup>th</sup>, 2011 meeting, the Planning Commission agenda for the joint meeting held

with the Board of Supervisors on May 2<sup>nd</sup>, 2011, zoning amendment language regarding signage, and village planning for Fairview & Cedars Village.

3. **APPROVAL OF MEETING MINUTES:**

A motion by Mr. Robert Hayes for approval of the minutes, contingent upon minor language changes for the meeting held on March 10<sup>th</sup>, 2011, seconded by Ms. Pat Quigley, was passed unanimously.

4. **ZONING AMENDMENT DISCUSSION:**

- **SIGNAGE**

The Planning Commission discussed calculating sign square footage and the different techniques and methods of doing so. The Planning Commission is not in favor of internally lit signage and would like to create language to inspire pedestrian friendly and rural looking signage. The Planning Commission is planning to present draft language and main concepts to the Board of Supervisors at their next scheduled joint meeting on May 2<sup>nd</sup>, 2011. Questions and discussion ensued.

5. **VILLAGE PLANNING:**

- **CEDARS VILLAGE PLANNING**

An overall outline was discussed regarding presenting draft language and main concepts to the Board of Supervisors at their next scheduled joint meeting on May 2<sup>nd</sup>, 2011. Questions and discussion ensued.

- **FAIRVIEW VILLAGE PLANNING**

An overall outline was discussed regarding presenting draft language and main concepts to the Board of Supervisors at their next scheduled joint meeting on May 2<sup>nd</sup>, 2011. Questions and discussion ensued.

6. **PUBLIC COMMENT**

None

7. **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 9:08 P.M.