

WORCESTER TOWNSHIP
PLANNING COMMISSION WORK SESSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
Thursday, March 14th, 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
Pat Quigley	Vice 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:

None

1. APPROVAL OF MEETING MINUTES:

A motion by Mr. Doug Rotondo, seconded by Ms. Pat Quigley for the approval of the minutes for the meeting held on February 28th, 2013 was passed unanimously.

Dr. Mollick inquired about the language "discussion and questions ensued" as to whom was speaking. Mr. Todd stated that it was discussion mainly between the Planning Commission members.

Dr. Mollick further inquired if there was a recommendation made by the Planning Commission regarding the lighting ordinance amendment to the Board of Supervisors. Mr. Todd clarified that a recommendation was not made and the Planning Commission recognized the amendment.

2. HISTORIC ORDINANCE AMENDMENT:

Mr. Schelly presented the list of properties, as cataloged by the Historic Society, including pictures of the structures/ buildings.

He additionally presented a historic overlay map indicating the year the structures were built.

Mr. Todd addressed the process and how it would be organized.

Ms. Quigley followed up with Mr. Todd's comments addressing the dates of the homes.

Mr. Schelly will be cataloging the next 5 years regarding pictures and the overlay district map as a presentation for the next meeting.

Ms. Quigley addressed demolition permits.

Mr. Todd addressed the definition of demolition. He referred to Mr. Schelly's examples. Mr. Todd thinks the definition of the current proposal is acceptable.

Ms. Quigley is in agreement.

Mr. Todd stated that the definition is very comparable to Lower Merion and this is acceptable.

Dr. Mollick inquired as to what was being discussed.

Mr. Todd explained the presentation. Dr. Mollick inquired if the presentation was considered historic structures. Gordon replied no. Dr. Mollick and Mr. Todd further clarified that this discussion is to determine a starting point and criteria for the Historic Ordinance.

Mr. Todd stated that he is trying to determine a starting point as to the year that should be designated.

Ms. Quigley stated that the federal law refers to 50 years as a minimum threshold and the Planning Commission is considering 100 years. Mr. Todd stated at this point the Planning Commission is in the research stages.

Mr. Sherr had commented adding or taking off the inventory, addressed specific proposed language, and inquired how this would be done. He further explained this section needs to be clarified and that the procedure needs to be added.

Mr. Todd compared this section to how Norristown handles their procedure.

Mr. Sherr has requested that there be criteria of how to get on and off the list.

Mr. Sherr suggests that individual property owners are able to request to be taken off the list all together.

Ms. Quigley addressed this issue as well.

Ms. David clarified that businesses are permitted by conditional use under the proposed language.

Ms. David addressed that the parking issues are quite confusing in how the parking will be addressed.

Discussion and questions ensued regarding being on or off the list.

Mr. Todd clarified that the procedure needs to be addressed.

The Planning Commission addressed the \$500 fine proposed. Discussion and questions ensued regarding the fine process. Mr. Sherr further explained that certain language was inappropriate and how it needs to state what the specific fine is per day.

The Planning Commission agreed that they need to simplify the language.

Mr. Sherr asked for examples.

Get copy of ordinance in word format from MCPC. Send email requesting such.

3. **PLANNING COMMISSION AGENDA SCHEDULED FOR MARCH 28th, 2013 MEETING:**

- Minutes
- Our Farm located at 1600 Posthop Rd - Yield Plan
- MJE Subdivision - 3 Lot subdivision with 2 existing dwellings
- Historic Ordinance Amendment
- Public Comment
- Adjournment

4. **PUBLIC COMMENT:**

Dr. Mollick appreciated questions, likes upfront discussion by the Planning Commission, and made comments about Board of Supervisors.

Dr. Mollick inquired about MCPC review letter and what it stated regarding the lighting ordinance. He inquired about the height going from 100' feet to 85' feet.

Dr. Mollick inquired if he would have any problem getting the MCPC lighting review. Mr. Todd stated that he shouldn't and to contact the Township.

Mr. Schelly explained the pros and cons of both heights of the lights.

Dr. Mollick inquired about the conditional use option regarding the signage ordinance amendment.

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 9:14 P.M.

WORCESTER TOWNSHIP
PLANNING COMMISSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
Thursday, March 28th, 2013 7:30 P.M.

CALL TO ORDER

The regularly scheduled meeting of the Planning Commission was called to order by Ms. Pat Quigley at 7:37 P.M.

ATTENDANCE

PRESENT:

Pat Quigley	Vice Chairman
Doug Rotondo	Secretary
Chris David	Member
Anthony R. Sherr	Member – Arrived at 7:47P.M.
Tiffany M. Loomis	Township Zoning Officer
Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

ABSENT:

Gordon Todd	Chairman
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1. **APPROVAL OF MEETING MINUTES:**

Tabled.

2. **OUR FARM SKETCH PLAN SUBMISSION – YIELD PLAN DISCUSSION:**

- THE PROPERTY IS COMPOSED OF THREE SEPARATE TAX PARCELS AND HAS A GROSS SITE AREA OF 111.93 ACRES. THE PROPERTY IS BOUNDED BY WHITEHALL RD, POTSHOP RD, AND BERKS RD. THE PLAN IS SUBMITTED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 150-110.3 OF THE TOWNSHIP ZONING CODE, WHICH DELINEATES THE REQUIREMENTS FOR A YIELD PLAN IN CONJUNCTION WITH DETERMINING THE DENSITY OF THE SUBJECT TRACT. THIS DENSITY WILL DEFINE THE MAXIMUM NUMBER OF DWELLING UNITS WHICH CAN BE UTILIZED IN CONJUNCTION WITH OPTION 1 OF THE CONSERVATION SUBDIVISION DEVELOPMENT ALTERNATIVE.

Mr. John Kennedy & Mr. Joseph Tarantino were the representative(s) for Gambone Company.

Mr. Kennedy presented the yield plan and explained the sketch plan submission process. He reviewed the Township's Engineer's concerns with the biggest one being sewage disposal.

The Plan preserves 61.81 acres of open space and is tree conscientious.

Mr. Schelly referenced Applewood Estates regarding emergency access inquiring if it would be paved or not.

Mr. Kennedy explained that Lot #1 is an estate lot which is roughly over 44 acres and expressed that the Developer wants to start engineering for a formal plan submission

Mr. Kennedy inquired from a sketch plan process if the Planning Commission still wants to go in the same direction.

Mr. Schelly referenced 130-20(A) (4) of the Subdivision and Land Development Ordinance. He is concerned that the Developer may have a serious issue with the corner lots.

Mr. Kennedy referenced 150-196 of the Zoning Ordinance pertaining to corner lots. He further explained the discrepancy of the two (2) code sections. Mr. Kennedy could not find anywhere in the Zoning Code where corner lots have to be larger.

If the Developer uses the interpretation of MCPC there would be two (2) less lots if this perspective were taken.

Ms. Quigley addressed that the Planning Commission does like the direction, in general, and to requested to hear the other member's comments.

Mr. Schelly referenced the Evans Subdivision.

Mr. Sherr addressed that if the issue needs to be dealt with is it possible. Mr. Kennedy replied yes.

The Planning Commission and Representative(s) discussed the width of the road(s). Mr. Kennedy presented the narrow streets and further explained that emergency access would have to be obtained, a list of formal waivers would be requested once engineering is underway, and the current sketch plan has been pulled back significantly from the Carol Allen property.

Mr. Kennedy requested to obtain endorsement from the Planning Commission.

Ms. David prefers this sketch plan to the original.

Mr. Rotondo inquired as to why the buildings would be demolished. Mr. Kennedy explained that there is inconsistency with the architecture and many of the existing buildings are in poor condition.

Ms. Quigley further explained the historic ordinance that is being discussed.

Mr. Sherr inquired as to how old the buildings are. Mr. Kennedy did not know. There are a total of 16 structures by lots 18, 19, and 20.

The Planning Commission discussed the site walk.

Mr. Rotondo would like to see the structures preserved through having lots created for the existing structures.

Mr. Tarantino stated that the existing structures would need a lot of means to bring them up to standard.

Mr. Schelly inquired if facilities will be provided for the horses and the residents of the 44 homes.

Mr. Kennedy referenced the open spaces could be used for this as well as there needs to be an HOA developed.

Mr. Schelly is concerned with the access.

Ms. Quigley inquired as to how the size came about to the court yards. There is a requirement in the Zoning that central greens are required.

Mr. Kennedy addressed traffic calming measures and thinks that this is a very unique community further explaining the propose community as by-right, high-end, with lots of open space.

Ms. Quigley thinks this is a great property to apply for Conservation Subdivision.

Mr. Schelly inquired if a horse facility was to be provided. He inquired about Lot #30 and if a house would fit on this lot and the time line of the Developer.

Discussion and questions ensued.

The Planning is in support of the general configuration, the road configuration, as presented this evening.

3. **HISTORIC ORDINANCE AMENDMENT:**

Mr. Schelly recommends that the standalone ordinance be drafted and presented various options. He suggested less restrictive advertising requirements.

Mr. Schelly provided draft ordinances & a presentation to the Planning Commission.

Discussion and questions ensued.

4. **PLANNING COMMISSION AGENDA SCHEDULED FOR APRIL 11th, 2013 MEETING:**

- Minutes
- Historic Ordinance
- Planning Commission Agenda Scheduled for April 25, 2013
- Public Comment
- Adjournment

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 Ms. Pat Quigley at 9:35 P.M.