

WORCESTER TOWNSHIP
PLANNING COMMISSION WORK SESSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
THURSDAY, MAY 13th, 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 7:31 P.M.

ATTENDANCE

PRESENT:

Gordon Todd	Chairman
Pat Quigley	Vice – Chairman
Robert Hayes	Member
Bill Fox	Member
Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

ABSENT:

Doug Rotondo	Secretary
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GUESTS:

Ms. Susan Caughlan: Overhill Dr Resident
Mr. Mike Furey, Esq.: Representative for Zoning Hearing Board Application #10-05
Ms. Maeve Vogan: Dell Rd Resident
Mr. Robert Cook: BPG Properties, Representative for Limited Industrial District Proposed Language

1. ZONING HEARING BOARD APPLICATIONS FOR DISCUSSION

• **APPL #10-05, HMB REALTY, LLC LOCATED AT THE INTERSECTION OF VALLEY FORGE RD & SKIPPACK PK:**

Mr. Mike Furey, Esq. presented to the Planning Commission the variance from section 150-114 to permit a canopy over the replacement gasoline pumps at the existing gasoline station to encroach into the front yard setback and the district yard setback for a property line with an adjacent single family residential district and a variance from sections 150-162.1 & 150-162.2 to permit the expansion of a non-conforming structure was discussed. Mr. Gordon Todd recused himself from this agenda item and left the building during the discussion. Ms. Pat Quigley, Mr. Robert Hayes, and Mr. Bill Fox were concerned with the height of the canopy, whether or not the canopy would fit in with the current aesthetics of the existing building located at the property, and if it was possible to have the applicant construct a peaked gabled canopy roof opposed to a flat canopy roof. The applicant is planning on applying for a solar energy grant in the future for the purpose of placing solar panels on top of the flat canopy roof. Discussion and questions ensued. The Planning Commission unanimously recommends for the applicant to look into design alternatives to create the lowest flat canopy possible if solar panels are to be installed and re-visit the Planning Commission with their revisions once completed for further discussion.

- **APPL #10-04, CLEARWIRE US, LLC LOCATED AT 2709 TOWNSHIP LINE RD:**

The variance from sections 150-11 & 150-15 to permit the property to be used for establishment of a wireless communications facility and for the installation of antennas at approx. 52' in height on an existing 40' water storage tank was discussed. Questions and discussion ensued. The Planning Commission expressed concern for additional stand alone towers and extensive additional development to this particular site. The Planning Commission unanimously recommends that a site owned by Worcester Township be considered regarding cell phone construction and usage due to the definition and requirement set forth by "Municipal Use" stated in Chapter 150 of the Worcester Township Zoning Code.

- **APPL #10-06, JOHN E. HEYSER LOCATED AT 3019 W. GERMANTOWN:**

The variance from sections 150-147(D)(F) to permit the replacement and expansion of the existing sign which is non-conforming was discussed. The Planning Commission unanimously recommends that the applicant adhere to the current zoning in place which allows for the sign to be maintained and/or replaced, however does not allow for the expansion of an existing non-conforming sign.

2. ZONING AMENDMENT DISCUSSION

- **LIMITED INDUSTRIAL (LI) DISTRICT PROPOSED LANGUAGE & ZONING ORDINANCE:**

The proposed language to the limited industrial district (LI) allows the potential for research facilities as a permitted use. Due to the nature of certain types of research (pharmaceutical), changes would be required to Worcester Township's current zoning ordinance. These changes would relate to the Visteon facility located on Morris Rd. The Planning Commission unanimously recommends the approval of the language additions and changes based on the Township Engineer's review letter and recommendation.

- **PROPOSED SPORT COURT ORDINANCE:**

The Planning Commission recommends the approval of the proposed sport court ordinance language by the Township Solicitor's office setting regulations for sport courts constructed in Worcester Township with the addition of such language: "The applicant shall provide a vegetative screening landscape buffer per the Worcester Township landscape ordinance requirements for rear and side yards as set forth by Section 130-28 of the Worcester Township Subdivision & Land Development Ordinance."

- **PROPOSED LANGUAGE CHANGES TO AGRICULTURAL DEFINITION:**

The Planning Commission unanimously recommends the proposed language for the definition of agriculture: "AGRICULTURE – (1) The production of The production of field crops; vegetables; fruits; berries; herbs; horticultural products, including nursery stock, shrubs, trees, and flowers; animals and animal products, but excluding Confined Animal Feeding Operations, piggeries, and slaughterhouses; timber and other wood products derived from trees; aquatic plants and animals; and (2) "Commercial equine activity" as defined in the Pennsylvania Agricultural Security Area Law, 3 P.S. §§ 901-915."

- **WAIVER OF LAND DEVELOPMENT FORM:**

The Planning Commission unanimously recommends that a waiver of land development form not be created or initiated at any point in time in the Worcester Township administration due to that all applicants should have to adhere to the formal land development and subdivision process.

- **RAISING THE ALLOWABLE FENCE HEIGHT:**

The Planning Commission unanimously recommends the proposed additional language for the section 150-182(A) of the Worcester Township Zoning Ordinance: "No fence or wall (except a retaining wall or a wall of a building permitted under this chapter) over four feet in height may be erected in any of the side or rear yard setbacks in any residential district, except that a fence of open design, such as post and rail, post and board, or metal open work, but specifically excluding chain link fencing and mesh fencing, up to 60" in height may be erected no closer than one foot from any property line in all residential districts, subject to the restrictions of the remainder of this section 150-182."

The Planning Commission tabled the discussion of deer fencing requirements as an agenda item for a future regularly scheduled meeting.

- **RE-EVALUATE PRIORITY LIST OF ZONING AMENDMENT PROPOSAL:**

The Planning Commission will review all-terrain vehicle example zoning ordinances, the proposed noise ordinance, the proposed grading & excavation ordinance, and the proposed stormwater ordinance at their next regularly scheduled meeting.

3. VILLAGE PLANNING

An overall outline was discussed regarding when the next scheduled public work-shop shall be and what material will be discussed and presented. Roughly, in four (4) to six (6) weeks another public work-shop will be scheduled. Questions and discussion ensued.

4. APPROVAL OF MEETING MINUTES

The Planning Commission tabled the approval of the meeting minutes from April 22nd, 2010 due to the long nature of the meeting for their next regularly scheduled meeting.

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 9:46 P.M.

WORCESTER TOWNSHIP
PLANNING COMMISSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
THURSDAY, MAY 27th, 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 7:30 P.M.

ATTENDANCE

PRESENT:

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

ABSENT:

None

GUESTS:

Ms. Susan Caughlan: Overhill Dr Resident
Mr. Ludovico Cognata: Barley Ln Resident
Mr. Kurt Dietrich: Barley Ln Resident

1. APPROVAL OF MEETING MINUTES:

A motion by Ms. Pat Quigley for approval of the minutes for the meeting held on April 22nd, 2010, seconded by Mr. Doug Rotondo, was passed unanimously. A motion by Mr. Rob Hayes for approval of the minutes, as revised, for the meeting held on May 13th, 2010, seconded by Ms. Pat Quigley, was passed unanimously.

2. COGNATA-DIETRICH REVERSE SUBDIVISION:

The property is located at 3200 thru 3210 Barley Lane and is zoned “AGR” with a “LPD” overlay. The plan proposes the subdivision of an existing building into two (2) parcels. The two (2) parcels are to be conveyed and joined in common deed with the existing two (2) lots on either side of the subject lot. Mr. Robert Hayes recused himself from this matter. Mr. Ludovico Cognata and Mr. Kurt Dietrich presented the reverse subdivision plan to the Planning Commission. Questions and discussion ensued.

RECOMMENDATION:

A motion by Mr. Doug Rotondo for preliminary and final approval of the Cognata-Dietrich Reverse Subdivision, seconded by Ms. Pat Quigley, was passed unanimously.

3. VILLAGE PLANNING

An overall outline was discussed regarding when the next scheduled public work-shop shall be and what material will be discussed and presented. Roughly, in four (4) weeks another public work-shop will be scheduled. The agenda for the joint meeting, scheduled for 6/7/2010, was

discussed. An update of village planning shall be presented to the Board of Supervisors by the Planning Commission. Questions and discussion ensued.

4. ZONING AMENDMENT DISCUSSION

- **ALL-TERRAIN VEHICLE ORDINANCE:**

The Planning Commission discussed adopting an all-terrain vehicle ordinance due to the numerous complaints Worcester Township has been receiving regarding noise created by the excessive usage of all-terrain vehicles. The Planning Commission recommends that an all-terrain ordinance be adopted by Worcester Township and that the following conditions be included:

- Hours of Operation

Weekday Hours: 9 A.M. thru 7 P.M.

Weekend Hours: 10 A.M. thru 6 P.M.

- Include snowmobiles in the definition of “all-terrain vehicles”.
- A minimum of ten (10) acres shall be required for the operation of any all-terrain vehicles on an individual’s property. A maximum of four (4) all-terrain vehicles may operate on an individual’s property at the same time.
- The operation of all-terrain vehicles is prohibited on and/or within all roads, flood plains, wetlands, riparian corridors, and septic areas.

- **NOISE ORDINANCE:**

The Planning Commission raised the question of how a noise ordinance would be adequately enforced by Worcester Township if adopted and decided to table the discussion item for their next scheduled meeting.

- **HISTORIC ORDINANCE:**

The Planning Commission tabled this discussion item for their next scheduled meeting.

- **HOME OCCUPATION LANGUAGE CHANGES:**

The Planning Commission tabled this discussion item for their next scheduled meeting.

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 9:45 P.M.