

WORCESTER TOWNSHIP  
BOARD OF SUPREVISORS & PLANNING COMMISSION JOINT MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, WORCESTER, PA  
MONDAY, MAY 6<sup>th</sup>, 2013 8:00 A.M.

**CALL TO ORDER**

The regularly scheduled joint meeting of the Board of Supervisors & Planning Commission was called to order by Mr. Arthur Bustard at 8:01 A.M.

**ATTENDANCE**

**PRESENT:**

Arthur Bustard	Chairman: Board of Supervisors
Susan Caughlan	Vice Chairman: Board of Supervisors
Steve Quigley	Member: Board of Supervisors
Gordon Todd	Chairman: Planning Commission
Pat Quigley	Vice Chairman: Planning Commission
Chris David	Member: Planning Commission
Tony Sherr	Member: Planning Commission
Matthew Schelly	Montgomery County Planning Commission
F. Lee Mangan	Township Manager
James J. Garrity, Esq.	Township Solicitor
Joseph J. Nolan, P.E.	Township Engineer
Julie Lanzillo	Director of Parks & Recreation
Tiffany M. Loomis	Zoning Officer

**ABSENT:**

Doug Rotondo	Member: Planning Commission
Eunice Kriebel	Township Assistant Manager/ Treasurer

**1. HISTORIC ORDINANCE AMENDMENT**

Mr. Todd explained that the Planning Commission is currently working on the definition section of the proposed Historic Ordinance Amendment and are in the process of finishing this section.

The Planning Commission has selected homes built in 1920 and before as the standard for accessing homes as part of the historical ordinance.

Ms. Susan Caughlan inquired about the 90 day assessment period and if this was modeled off of other Township ordinances. Mr. Todd responded that the Planning Commission has not yet addressed this topic in detail.

Mr. Sherr commented that other Township Historic Ordinances were reviewed, such as Lower Merion, and the purpose of the cooling off period is for the preservation of the historic structure when the demolition permit is applied for.

Discussion and questions ensued regarding other community's historical ordinances, demolition standards, and community awareness through education.

Mr. Quigley inquired if in other communities have had legal challenges regarding historical ordinance regulations due to private property owners not wanting to abide by such restrictive regulations.

Mr. Todd explained that the ordinance would be written to offer an incentive to residents.

Ms. Quigley further explained the various options offered through the proposed historical ordinance.

Discussion and questions ensued regarding other community's historical ordinances, demolition standards, and community awareness through education.

Mr. Bustard addressed concern with the Historical Committee and how they went about developing the historic property owner list which entailed contacting the property owner.

Ms. Caughlan clarified that the property owners were not directly contacted. A roadside survey was proposed by the Historical Committee.

Discussion and questions ensued regarding how properties get added and removed from the historical property list.

The Board of Supervisors and Mr. Todd discussed private property rights.

Mr. Bustard addressed everyone inquiring how is best to proceed.

Mr. James Garrity confirmed that most property owners do not appreciate being told what to do with their property/ home and clarified that most of the Historic Ordinances in Montgomery County have had issues. Mr. Garrity suggested taking the perspective of encouraging preservation, whereas if the Historic Ordinance is more restrictive private property owners are not as likely to be cooperative.

The Board of Supervisors discussed the options available to property owners through this proposed ordinance.

Dr. Mollick commented on the options provided to the public through the proposed Historic Ordinance and how personal property rights are affected.

Discussion and questions ensued regarding personal property rights.

Mr. Bustard requested that the Planning Commission further work on the Historic Ordinance and present a progress report at the next scheduled joint meeting.

## **2. PRIORITY OF ORDINANCE AMENDMENTS**

- Village Planning for Center Point Village
- Sign Ordinance Revisions
- Restrictive Burning Ordinance

Discussion and questions ensued.

## **3. APPROVAL OF JOINT MEETING MINUTES:**

A motion by Mr. Todd for approval of the minutes for the joint meeting held on February 4<sup>th</sup>, 2013 per noted changes, seconded by Mr. Quigley, was passed unanimously.

Dr. Mollick commented on the language format of the minutes.

**4. PUBLIC COMMENT**

Mr. Jim Phillips commented on the Historic Ordinance, the Friends of Worcester and their involvement with the Historic Ordinance, tax relief relating to the Historic Ordinance, and the community's involvement pertaining to the Historic Ordinance.

The Board of Supervisors and Planning Commission offered clarification on Mr. Phillip's comments.

Dr. Mollick commented on the historic list of houses, open space, and public access to the preserved open space.

**5. ADJOURNMENT:**

There being no further business to come before this joint committee, the meeting of the Worcester Township Board of Supervisors & Planning Commission was adjourned by Mr. Arthur Bustard, at 8:56 A.M.

WORCESTER TOWNSHIP  
PLANNING COMMISSION WORK SESSION MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, WORCESTER, PA  
Thursday, May 9<sup>th</sup>, 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 7:33 P.M.

**ATTENDANCE**

**PRESENT:**

Gordon Todd	Chairman
Pat Quigley	Vice Chairman
Doug Rotondo	Secretary
Chris David	Member
Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

**ABSENT:**

Anthony R. Sherr	Member
Tiffany M. Loomis	Township Zoning Officer

**GUESTS:**

Ms. Susan Caughlan    Overhill Drive Resident – Board of Supervisors

1.      **HISTORIC ORDINANCE**

The Planning Commission discussed various portions of the latest draft of the proposed ordinance.

Discussion and questions ensued.

2.      **APPROVAL OF MEETING MINUTES**

A motion, made by Ms. Chris David and seconded by Mr. Doug Rotondo, to approve the minutes of the April 25<sup>th</sup>, 2013 meeting, contingent upon minor corrections being made, was passed unanimously.

3.      **PLANNING COMMISSION AGENDA FOR MAY 23<sup>rd</sup>, 2013 MEETING**

- Historic Ordinance
- Minutes

4.      **PUBLIC COMMENT**

None

5.      **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 9:52 P.M.

**WORCESTER TOWNSHIP  
PLANNING COMMISSION MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, WORCESTER, PA  
Thursday, May 23<sup>rd</sup>, 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 7:35 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

**GUESTS:**

Ms. Susan Caughlan: Overhill Drive Resident – Board of Supervisors  
Pastor Guiser: Valley Forge Road Resident – Evangelical Lutheran Church

**1. EVANGELICAL LUTHERAN CHURCH**

- THE PROPOSED LAND DEVELOPMENT CONSISTS OF A 5,427 SQUARE FOOT SANCTUARY ADDITION TO THE EXISTING CHURCH AND A PROPOSED 2,400 SQUARE FOOT PAVILION, WITH A 1,600 SQUARE FOOT STORAGE BUILDING ON A 25 ACRE LOT LOCATED AT 1190 VALLEY FORGE ROAD. THE PROJECT IS BEING CREATED IN ACCORDANCE WITH THE PROVISIONS OF THE AGR ZONING DISTRICT CRITERIA.

Pastor Guiser presented the land development plans for the Evangelical Lutheran Church.

The Planning Commission discussed the Township Engineer & Montgomery County Planning Commission's reviews.

Pastor Guiser confirmed that a resubmission of the plans would be forthcoming.

Questions and discussion ensued. No formal action was taken.

2. **HISTORIC ORDINANCE**

The Planning Commission discussed various portions of the latest draft of the proposed ordinance.

Mr. Matthew Schelly presented various recommendations.

Discussion and questions ensued. No formal action was taken.

3. **APPROVAL OF MEETING MINUTES**

A motion, made by Ms. Chris David and seconded by Ms. Pat Quigley, to approve the minutes of the May 9<sup>th</sup>, 2013 meeting, contingent upon minor corrections being made, was passed unanimously.

4. **PLANNING COMMISSION AGENDA FOR JUNE 13<sup>th</sup>, 2013 MEETING**

- Evans Subdivision located 3110 Heebner Rd
- Limited Industrial Research Ordinance Amendment
- Historic Ordinance
- Minutes
- Planning Commission Agenda

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 Mr. Todd at 9:29 P.M.