

WORCESTER TOWNSHIP  
PLANNING COMMISSION WORK SESSION  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, WORCESTER, PA  
THURSDAY, NOVEMBER 11<sup>th</sup>, 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
Doug Rotondo	Secretary
Robert Hayes	Member
Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

**ABSENT:**

Bill Fox	Member
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**GUESTS:**

Mr. Timothy Woodrow, P.E.: Representative for the Rhoads Subdivision  
Mr. David J. & Mrs. Margaret Rhoads: Rhoads Subdivision Applicants & Weber Rd Residents  
Ms. Maeve Vogan: Dell Rd Resident  
Mr. Richard DeLello: Stony Creek Rd Resident

**1. APPROVAL OF MEETING MINUTES**

A motion by Mr. Robert Hayes for approval of the minutes for the meeting held on October 28<sup>th</sup>, 2010 as revised, seconded by Mr. Doug Rotondo, was passed unanimously.

**2. VILLAGE PLANNING**

An overall outline was discussed regarding village planning concepts. Mr. Matt Schelly further elaborated on the previously presented overlay ordinance for Fairview Village to the Planning Commission. Questions and discussion ensued.

**3. RHOADS SUBDIVISION PRELIMINARY APPROVAL CONSIDERATION**

Mr. Timothy Woodrow, P.E., representative for the applicant, presented the Rhoads Subdivision to the Planning Commission. The property is in the Land Preservation Zoning District located at 2062 Weber Rd & 2119 Berks Rd. The proposed plans consists of the creation of the on single family flag lot (Lot #3) from 2 parcels totaling approximately 25.9 (+/-) acres. An existing dwelling and accessory structures are located on lot #1. The existing dwelling will continue to access Weber Rd. The proposed lot will take access via a proposed easement over lot #2 and will access Berks Rd. Questions and discussion ensued.

**RECOMMENDATION:**

A motion by Ms. Pat Quigley recommending preliminary plan approval in conjunction with CKS's review dated October 18<sup>th</sup>, 2010, contingent upon verifying that all replacement fields are shown on the plan, contingent upon verification of Del Val's wetland delineation, and contingent upon an easement agreement for the shared driveway shown, seconded by Mr. Robert Hayes, was passed unanimously.

**4. ZONING AMENDEMNT DISCUSSION**

- **SIGNAGE**

The Planning Commission tabled the discussion of signage due there not being enough time to cover the discussion topic adequately.

**5. PLANNING COMMISSION AGENDA FOR NEXT MEETING HELD ON DECEMBER 9th, 2010**

The Planning Commission shall be discussing the proposed zoning amendment 2010-227 scheduled to be heard by the Board of Supervisors for approval consideration on December 15<sup>th</sup>, 2010, approval consideration for the Planning Commission minutes for the November 11<sup>th</sup>, 2010 meeting, and zoning amendment language regarding the current sign ordinance.

**6. PUBLIC COMMENT**

Questions and discussion ensued regarding the agenda items presented this evening.

**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 9:41 P.M.