

WORCESTER TOWNSHIP  
BOARD OF SUPREVISORS & PLANNING COMMISSION JOINT MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, WORCESTER, PA  
MONDAY, NOVEMBER 7<sup>th</sup>, 2011 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 8:06 A.M.

**ATTENDANCE**

**PRESENT:**

Arthur Bustard	Chairman: Board of Supervisors
Susan Caughlan	Vice Chairman: Board of Supervisors
Gordon Todd	Chairman: Planning Commission
Pat Quigley	Vice Chairman: Planning Commission
Robert Hayes	Member: Planning Commission
Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission
F. Lee Mangan	Township Manager
Eunice Kriebel	Township Assistant Manager/ Treasurer
James J. Garrity, Esq.	Township Solicitor
Joseph J. Nolan, P.E.	Township Engineer

**ABSENT:**

Steve Quigley	Member: Board of Supervisors
Paul Ziegler	Secretary: Planning Commission
Doug Rotondo	Member: Planning Commission

**1. APPROVAL OF JOINT MEETING MINUTES:**

A motion by Mr. Gordon Todd for approval of the minutes for the joint meeting held on August 1<sup>st</sup>, 2011, seconded by Ms. Pat Quigley, was passed unanimously.

**2. TRANSFERABLE DEVELOPMENT RIGHTS ORDINANCE AMENDMENT:**

Ms. Pat Quigley presented the minor language changes made to the proposed transferable development right ordinance amendment since the last joint meeting held. The draft proposed has been recommended by the Planning Commission for review by the Board of Supervisors.

Mr. Bustard noted that an email was sent outlining what specific changes are to be made.

Ms. Quigley further explained the sending district outlined in the proposed ordinance amendment. Parcels or portions of parcels 25 to 30 acres or more in size located in the sending district and are not part of an overlay district shall be eligible for a transfer of development rights.

Mr Bustard inquired if the receiving district had yet been defined. Ms. Quigley replied that the receiving district has not.

Ms. Caughlan addressed that clarification of the acreage needs to be defined. Ms. Quigley and Mr. Robert Hayes clarified that the recommendation from the Planning Commission for a sending district is 30 acres or more.

Mr. Bustard and Ms. Caughlan addressed that the next step to be taken is to post the draft ordinance on the Township Website for resident review. The proposed ordinance shall be posted on the Township Website.

Discussion and questions ensued.

**3. SIGNAGE ORDINANCE AMENDMENT:**

The sign ordinance amendment language has been sent to the Solicitors office for review. Mr. James Garrity addressed that there are four (4) large ordinance amendments currently proposed to be reviewed by the Solicitors Office. He suggested prioritizing the order the Board of Supervisors would like to review the proposed amendments.

The Board of Supervisors and Mr. Garrity determined that the priority of the proposed ordinances for review is as such:

- Transferable Development Rights Ordinance Amendment
- Cedars Village Overlay Ordinance Amendment
- Signage Ordinance Amendment
- Fairview Village Ordinance Amendment

Ms. Caughlan addressed the timeline for each of the proposed ordinances review period. Mr. Bustard concurred.

Discussion and questions ensued.

**4. HISTORIC ORDINANCE AMENDMENT:**

Mr. Gordon Todd addressed that this will be the next ordinance amendment the Planning Commission will be addressing and discussing in detail.

Mr. Bustard would like to see the first four (4) proposed ordinance amendments set forth in the priority list be finished first before further discussion on the historic ordinance amendment moves forward.

**5. CEDARS VILLAGE OVERLAY ORDINANCE AMENDMENT:**

Ms. Caughlan addressed scheduling the Cedars Village Overlay Ordinance amendment discussion for the Planning Commission agendas in December. Mr. Todd and Ms. Quigley concurred.

Ms. Caughlan addressed that residents have expressed great interest in this proposed ordinance amendment.

Mr. Bustard inquired as to what the Planning Commission's process is for implementing the Cedars Village Overlay Ordinance.

Mr. Todd & Ms. Quigley stated that the Cedars Village Overlay Ordinance amendment discussion will be placed on the December agendas for discussion.

Discussion and questions ensued.

**6. FAIRVIEW VILLAGE PLANNING:**

Mr. Todd is concerned about addressing the first three ordinance amendments proposed set forth in the priority list.

Ms. Quigley addressed that the Fairview Village Overlay Ordinance is an extremely complicated ordinance. She further explained that a Historic Ordinance will need to be part of the Fairview Village Overlay Ordinance due to Fairview Village containing many historic buildings and areas.

Mr. Bustard addressed that a timeline and plan of action needs to be established in moving forward with the Fairview Village Overlay Ordinance Amendment. Mr. Todd concurred and addressed that community workshops will be planned for Planning Commission agendas moving forward.

Ms. Caughlan suggested community outreach be completed by the Planning Commission and Township Staff to make residents aware of the proposed amendment.

Discussion and questions ensued.

**7. PUBLIC COMMENT:**

Mr. Gerald Warner, Hollis Road Resident, commented on the mass mailing notification of Cedars Village Overlay Ordinance.

**8. 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 8:32 A.M.

WORCESTER TOWNSHIP  
PLANNING COMMISSION MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, WORCESTER, PA  
THURSDAY, NOVEMBER 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 7:33 P.M.

**ATTENDANCE**

**PRESENT:**

Gordon Todd	Chairman
Pat Quigley	Vice Chairman
Paul Ziegler	Secretary
Robert Hayes	Member
Doug Rotondo	Member – Arrived at 8:06 P.M.
Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

**ABSENT:**

None

**GUESTS:**

Mr. David Adams, Esq: Representative for the Farm Market Ordinance  
Mr. Anthony Hibbeln, P.E.: Representative for 3481 Germantown Pike – Terra Landscaping Land Development Plan  
Mr. Fred Oskanian: Germantown Pike Resident  
Mr. George Stanbridge, P.E.: Representative for Flanagan Subdivision Sketch Plan  
Ms. Elaine Flanagan: Hollow Road Resident  
Mr. Ronald Shore: Stump Hall Road Resident  
Mr. Richard DeLello: Stony Creek Road Resident  
Mr. Victor Li: Worcester Township Resident  
Mr. & Mrs. Harry Deal: Skippack Road Resident

**1. FARM MARKET ORDINANCE:**

Mr. David Adams, Esq. gave a brief presentation on the on the farm market ordinance proposed.

The Planning Commission discussed the contents of the presentation. Discussion and questions ensued.

**RECOMMENDATION:**

A motion by Ms. Pat Quigley, seconded by Mr. Robert Hayes, for approval of the farm market ordinance as presented, was passed unanimously. Mr. Doug Rotondo was not present at this juncture of the meeting.

**2. TERRA LANDSCAPING LAND DEVELOPMENT PLAN LOCATED AT 3481 GERMANTOWN PIKE:**

Mr. Anthony Hibbeln, P.E. presented the minor changes that were made to the land development plan located in Lower Providence Township. The main building proposed to be built in Lower Providence Township has been moved closer in location to Germantown Pike. Additionally, the impervious coverage has been slightly reduced in Worcester Township as a result of the relocation of the building. The Planning Commission discussed the contents of the presentation. Discussion and questions ensued.

**RECOMMENDATION:**

A motion by Ms. Pat Quigley, seconded by Mr. Paul Ziegler, to recommend the proposed plan to the Board of Supervisors, acknowledging the changes made in Lower Providence Township, with no known major revisions made in Worcester Township, was passed unanimously.

3. **FLANAGAN SUBDIVISION SKETCH PLAN LOCATED AT 1430 HOLLOW RD:**

Mr. George Stanbridge presented the two (2) lot subdivision sketch plan submission. Mr. Matthew Schelly distributed the MCPC informal review of the sketch plan.

The Planning Commission does not have any formal objections with the applicant proceeding in the Land Development & Subdivision application process.

Additionally, the Planning Commission discussed coordinating a site visit to the subject property, if deemed necessary, with the applicant.

Discussion and questions ensued.

4. **FAIRVIEW VILLAGE PLANNING:**

The Planning Commission discussed on focusing village planning commercially slating further in-depth discussion for the January 2012 meeting.

5. **MONTGOMERY COUNTY PLANNING COMMISSION CONTRACT:**

Mr. Matthew Schelly referenced the park & recreation portion of the MCPC contract stating that a fee may be created for new development. The current open space plan has all the information necessary and that the plan would have to be amended to add the park & recreation fee.

Mr. Gordon Todd will follow with Township staff and the Board of Supervisors regarding the proposed fee.

Discussion and questions ensued.

6. **PLANNING COMMISSION AGENDA FOR DECEMBER 8<sup>th</sup>, 2011 MEETING:**

- Cedars Village Planning
- Minutes
- 2012 Planning Commission Meeting Schedule
- Next Planning Commission Agenda

7. **APPROVAL OF MINUTES FOR MEETING HELD ON OCTOBER 27<sup>th</sup>, 2011:**

A motion by Mr. Robert Hayes, seconded by Mr. Doug Rotondo, for approval of the minutes for the meeting held on October 27<sup>th</sup>, 2011, was passed unanimously.

8. **PUBLIC COMMENT**

Mr. Harry Deal commented that he is concerned with Cedars Village Planning and how stormwater drainage will be effected regarding surrounding property owners.

9. **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 8:28 P.M.