

**AGENDA**  
**WORCESTER TOWNSHIP BOARD OF SUPERVISORS & PLANNING COMMISSION**  
**JOINT MEETING**  
**WORCESTER TOWNSHIP COMMUNITY HALL**  
**FAIRVIEW VILLAGE, WORCESTER, PA 19490**  
**MONDAY, NOVEMBER 5<sup>th</sup>, 2012**                      **8:00 A.M.**

CALL TO ORDER

ATTENDANCE

1.     **APPROVAL OF JOINT MEETING MINUTES:**
  - AUGUST 6<sup>th</sup>, 2012
  
2.     **STATUS OF HISTORIC STRUCTURE ORDINANCE AMENDMENT:**
  - DISCUSSION
  
3.     **STATUS OF SIGN ORDINANCE AMENDMENT:**
  - DISCUSSION
  
4.     **CEDARS VILLAGE OVERLAY ORDINANCE – MONTGOMERY COUNTY PLANNING COMMISSION'S FORMAL REVIEW:**
  - WORCESTER TOWNSHIP PLANNING COMMISSION'S RECOMMENDATION
  
5.     **PUBLIC COMMENT**
  
6.     **ADJOURNMENT**

**AGENDA**  
**WORCESTER TOWNSHIP PLANNING COMMISSION**  
**WORK SESSION MEETING**  
**WORCESTER TOWNSHIP COMMUNITY HALL**  
**FAIRVIEW VILLAGE, WORCESTER, PA 19490**  
**THURSDAY, NOVEMBER 8<sup>th</sup>, 2012**                      **7:30 P.M.**

CALL TO ORDER

ATTENDANCE

1.     **ZHB APPLICATION #12-06 (HONG) LOCATED AT 2272 VALLEY FORGE RD IN THE AGR ZONING DISTRICT:**
  - THE FOLLOWING RELIEF HAS BEEN REQUESTED TO PERMIT THE CONVERSION OF THE EXISTING OFFICE BUILDING INTO AN IN-LAW SUITE:
    - SPECIAL EXCEPTION AND/OR VARIANCE PURSUANT TO SECTION 150-163 TO CHANGE THE NON-CONFORMING USE TO A RESIDENCE OR IN-LAW SUITE
    - VARIANCE FROM SECTION 150-11, USE REGULATIONS, TO PERMIT TWO SINGLE FAMILY DETACHED DWELLINGS ON THE PROPERTY
    - VARIANCE FROM SECTION 150-12 TO PERMIT AN EXISTING LOT AREA OF 61,021 SQ. FT. AND LOT WIDTH WHICH IS LESS THAN THE ORDINANCE REQUIRES
    - VARAINCE FROM SECTION 150-13 TO PERMIT AN EXISTING FRONT YARD SETBACK WHICH IS LESS THAN THE ORDINANCE REQUIRES
    - VARIANCE FROM SECTION 150-9, FAMILY, TO PERMIT 2 NON-PROFIT HOUSEKEEPING UNITS NOT CONTAINING A MEMBER WHO HAS ATTAINED THE AGE OF 60 YEARS
    - VARIANCE FROM SECTION 150-77(B)(2) TO PERMIT THE EXISTING TWO SHEDS TO REMAIN WHERE LOCATED RATHER THAN WITHIN 10' FROM THE REAR OF SIDE PROPERTY LINE
  
2.     **SIGN ORDINANCE AMENDMENT:**
  - DISCUSSION REGARDING SHOPPING CENTER ZONING DISTRICT
  
3.     **MINOR SUBDIVISION ORDINANCE AMENDMENT:**
  - DISCUSSION
  
4.     **ACCESSORY STRUCTURE ORDINANCE AMENDMENT:**
  - DISCUSSION
  
5.     **PLANNING COMMISSION AGENDA FOR NOVEMBER 29<sup>th</sup>, 2012 MEETING:**
  - DISCUSSION
  
6.     **APPROVAL OF MEETING MINUTES:**
  - SEPTEMBER 13<sup>th</sup>, 2012
  - SEPTEMBER 27<sup>th</sup>, 2012
  - OCTOBER 25<sup>th</sup>, 2012
  
7.     **PUBLIC COMMENT**
  
8.     **ADJOURNMENT**

**AGENDA**  
**WORCESTER TOWNSHIP PLANNING COMMISSION**  
**MEETING**  
**WORCESTER TOWNSHIP COMMUNITY HALL**  
**FAIRVIEW VILLAGE, WORCESTER, PA 19490**  
**THURSDAY, NOVEMBER 29<sup>th</sup>, 2012** **7:30 P.M.**

CALL TO ORDER

ATTENDANCE

1. **MANDRACCHIA SUBDIVISION LOCATED AT 3425 STUMP HALL RD IN THE R-175 ZONING DISTRICT:**
  - THE PLAN PROPOSES THE CREATION OF THREE (3) SINGLE-FAMILY LOTS FROM ONE PARCEL, WITH FRONTAGE ON THE EAST SIDE OF STUMP HALL ROAD, TOTALING APPROX. 10.73 ACRES OF LAND. TWO (2) OF THE LOTS ARE PROPOSED AS FLAG LOTS. PRELIMINARY APPROVAL RECOMMENDATION WAS MADE BY THE WORCESTER TOWNSHIP PLANNING COMMISSION ON FEBRUARY 20<sup>th</sup>, 2011 TO THE BOARD OF SUPERVISORS.
    - FINAL APPROVAL RECOMMENDATION CONSIDERATION TO THE BOARD OF SUPERVISORS – **REPRESENTED BY WOORDROW & ASSOCIATES: MR. ROBERT JORDAN**
2. **SIGN ORDINANCE AMENDMENT:**
  - DISCUSSION REGARDING SHOPPING CENTER & COMMERCIAL ZONING DISTRICT(S)
3. **APPROVAL OF MEETING MINUTES:**
  - NOVEMBER 8<sup>th</sup>, 2012
4. **PUBLIC COMMENT**
5. **ADJOURNMENT**