

WORCESTER TOWNSHIP  
BOARD OF SUPREVISORS & PLANNING COMMISSION JOINT MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, WORCESTER, PA  
MONDAY, NOVEMBER 5<sup>th</sup>, 2012 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 8:03 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
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
Tiffany M. Loomis	Zoning Officer

**ABSENT:**

Pat Quigley	Vice Chairman: Planning Commission
Chris David	Member: Planning Commission
Doug Rotondo	Member: Planning Commission
Eunice Kriebel	Township Assistant Manager/ Treasurer

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

A motion by Ms. Susan Caughlan for approval of the minutes for the joint meeting held on August 6<sup>th</sup>, 2012, seconded by Mr. Gordon Todd, was passed unanimously.

**2. STATUS OF HISTORIC ORDINANCE AMENDMENT:**

Mr. Gordon Todd explained to the Board of Supervisors that the Planning Commission has created a list of historic buildings and that they will be focusing on the year the structure has been built.

Mr. Todd further explained that they will be addressing structures from circa 1920 onward.

Mr. Matthew Schelly explained that most of the historical structures are located within the villages and that the historic ordinance could be included in the Village Overlay ordinance amendments.

Mr. Todd stated that he believes in personal property rights and that this ordinance would enable an individual property to obtain credits and/or incentives for maintaining and preserving the historical structure. Additionally, the demolition permit process would be made more stringent and would allow for an information meeting to be held with the property owner to apprise them of their options.

Mr. Steve Quigley inquired as to the re-use of buildings and barns, specifically targeting barns, and how the barn would be brought up to code if a business were to establish their location there.

Mr. Todd explained that restoring a barn is an expensive process and Mr. Quigley poses a good point. The building would have to be evaluated if the use could be permitted.

Ms. Caughlan clarified that this ordinance would address homes and/or buildings that propose to be demolished, not the reconversion of building(s).

Mr. Bustard clarified that barns make great offices if one has the money for the conversion. An example of this would be the Cedars Country Store property.

Mr. Todd referenced the 2845 Potshop Rd barn was demolished and if an option was available for restoration credits the demolition may have not taken place.

Mr. Quigley addressed the Ross Myers property where barns have been converted to offices in Lancaster County due to various waivers being issued. He inquired if this was possible in Worcester, PA.

Mr. Todd responded that this was something the Planning Commission could look it and has been researching possible options.

Ms. Caughlan thought the incentives were included in this proposed ordinance.

Mr. Todd responded that the Historical Committee proposed incentives and that the Planning Commission is currently reviewing them.

Ms. Caughlan inquired if there is a time line. Mr. Todd clarified that this ordinance is a work in progress and more time is needed to perfect the ordinance recommendations.

Mr. Bustard, Ms. Caughlan, and Mr. Todd agreed that this ordinance should be made a priority.

### **3. STATUS OF SIGN ORDINANCE AMENDMENT:**

Mr. Todd addressed temporary signage and used the "Hill Company" temporary signage located at Center Point Village Shopping Center as an example. He was unable to understand from the signage what kind of services they offer and that the Planning Commission is reviewing the current sign ordinance for effectiveness and sufficiency.

Mr. Todd addressed the Shopping Center Zoning District and conveyed that this particular section of the sign ordinance amendment needs to be re-addressed. His concern is if the business signage is not properly addressed they will be more vacancies in the Township.

Ms. Caughlan was under the impression that the sign ordinance amendment was in its final stages for the Board of Supervisors to review. She has requested that the ordinance move forward and understands that the Township Manager has information pertaining to business's feedback concerning this matter.

Mr. Lee Mangan clarified he has received feedback from the owners of Center Point Village Shopping Center and the business owners. These individuals have compiled a presentation for the Planning Commission at their next meeting. He addressed the recent vacancy of the former WaWa building.

Mr. Bustard confirmed the presentation and meeting time of the next Planning Commission meeting. He requested that the Planning Commission move the sign ordinance forward.

Mr. Mangan further clarified that the former WaWa building has become a difficult area for the owner to lease due to signage restrictions at the corner of Route 73 (Skippack Pike) & Route 363 (Valley Forge Rd).

Ms. Caughlan responded that she doubts the reason WaWa left the area was due to signage but due to the corporation moving out of rental properties due to their business model. Mr. Todd & Mr. Bustard were in agreement.

Mr. Mangan was also in agreement and clarified that signage has become the current reason for the owner having difficulty re-renting the space.

Ms. Caughlan thought the signage size was larger and has now been reduced to 25 square feet. Mr. Todd will look into making the signs larger as previously discussed to approximately 60 square feet.

Mr. Bustard and Ms. Caughlan have requested of the Planning Commission to decide on their recommendations at their next scheduled meeting.

Mr. Tony Sherr clarified of what was being requested by the Board of Supervisors.

All parties were in agreement that the sign ordinance amendment is move forward expeditiously.

**4. CEDARS OVERLAY ORDINANCE AMENDMENT:**

Ms. Caughlan discussed recommended changes from the Montgomery County Planning Commission and inquired as to when the Planning Commission would be addressing these items.

Mr. Bustard is under the understanding that a cleanup ordinance amendment would be reviewed.

Mr. Todd has provided the recommendations to the Board of Supervisors.

Ms. Caughlan inquired if this ordinance was ready to be advertised.

Mr. Bustard inquired if there were any other additional clean up amendments that needed to be included.

Mr. Todd clarified that the Minor Subdivision Ordinance is to be handled separately and that the Planning Commission was taking into consideration the Cedars County Store Overlay District properties.

Mr. Nolan confirmed Mr. Todd's statement.

Ms. Caughlan inquired about the accessory use and structure amendment.

Mr. Bustard directed the Planning Commission to finalize all outstanding ordinance amendments at their next scheduled meeting.

Ms. Caughlan addressed sand mounds being located in the front yard. Mr. Bustard clarified that sand mounds are address in the Township Subdivision and Land Development Ordinance regarding their location.

Mr. Nolan further clarified that the problem the Township is encountering is that Montgomery County Health Department is issuing the permits without conferring with the Township. MCHD does not recognize our ordinances.

Mr. Quigley stated that this matter can go under advisement regarding the proposed public sewer system for the Hickory Hill residents.

Mr. Bustard inquired as to what the re-course is against the Montgomery County Health Department.

Mr. Nolan suggested that the grading ordinance be used to regulate this process.

Ms. Caughlan requested that Township Staff work with the Montgomery County Health Department to rectify this issue and further explained that pump and haul is not a long term solution.

Discussion and questions and ensued regarding front yard sand mound issues.

Mr. Sherr clarified that everyone was in agreement that sand mounds are not to be addressed in the accessory use and structure ordinance amendment.

**5. CENTER POINT VILLAGE:**

Tabled.

**6. PUBLIC COMMENT:**

Mr. Garrity summarized what ordinances are to be accomplished:

- Minor Subdivision Ordinance
- Accessory Use Ordinance
- Cedars Overlay Use Ordinance
- Lighting Ordinance
- Sign Ordinance

**7. 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 8:38 A.M.

**WORCESTER TOWNSHIP  
PLANNING COMMISSION WORK SESSION MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, WORCESTER, PA  
Thursday, November 8<sup>th</sup>, 2012      7:31 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
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: Board of Supervisors, Overhill Drive Resident  
Mr. F. Lee Mangan: Township Manger  
Ms. Bearnadette A. Kearney, Esq. Representative for ZHB Appl #12-06 (Hong)  
Hong Family: Valley Forge Rd Resident  
Mr. Joseph Gambone: Gambone Development Company  
Mr. Frank Wittenburgh: Worcester Beverage Business Owner

**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

Ms. Bearnadette Kearney, Esq. gave a presentation on behalf of the Hong Family regarding the above requested relief. She referenced that there are other properties located within Worcester Township that have received such relief (i.e. Field residence located on Artmar Avenue). This particular property has separate points of access for each structure.

Mr. Gordon Todd inquired as to what happens to the building when the in-law moves out.

Ms. Kearney explained that the home owners would appear before the Zoning Hearing Board to request a special exception and that if granted, would be required to remove the cooking facilities if the in-laws were to leave and would not be allowed to rent the property by deed restriction. The new home owners would have to apply for in-law suite relief and appear before the Zoning Hearing Board if new ownership occurred.

Ms. Chris David inquired if the Zoning Hearing Board stipulates those conditions.

Ms. Kearney further explained the forced removal of the kitchen when the in-laws move out.

Mr. Todd stated that it doesn't further intensify the use of the property; the aesthetic character remains the same and is most concerned with the current parking area.

Ms. Pat Quigley further inquired about the over-sized current parking area. Ms. Kearney stated she will speak with her client and address this issue.

Mr. Matthew Schelly inquired how old the structure is. Ms. Kearney stated that the structures were built approx. in 1985. Mr. Schelly additionally advised that the declaration should state that the property runs with the current zoning in place.

Mr. Todd explained that the property is far older than circa 1985.

Mr. Schelly inquired about the relief requesting the non-profit in-laws. Ms. Kearney explained about how one of the members needs to be 60, it's written in a way where when you both turn 60 you have to leave, she addressed the intent.

Ms. Quigley doesn't have a problem with it as long it's reflective of the Fields, Artmar Avenue situation and that the over-sized current parking area is addressed.

Ms. David confirmed that it must be a family unit, not a rental. Ms. Kearney confirmed this.

Discussion and questions ensued.

2. **SIGN ORDINANCE AMENDMENT:**

Mr. Joseph Gambone addressed Section 150-150(B) of the proposed sign ordinance inquiring if signage allows 2 signs that have to be 300 feet from the intersection. Mr. Gordon Todd agreed to look into this item in terms where the 300 feet is measured.

Mr. Gambone does not understand the correlation of the 300 feet.

Mr. Gambone addressed Section 150-150(C) of the proposed sign ordinance requesting that the ordinance language be further clarified.

Mr. Gambone inquired if directional signage was allowed pursuant to section 150-150(C)(3) of the proposed ordinance. Mr. Todd clarified that is type of signage is allowed.

Mr. Gambone explained how the buildings in the Center Point Shopping Center are located extremely far back and how there has been a struggle for years to get people/ traffic to recognize that retail uses are located in the current area provided.

Mr. Gambone further explained that the best visibility for signage is located off of Rte 363 & Rte 73. He would like the signage to be large enough where it can be easily identified.

Mr. Gambone requested to provide some renderings at next month's meeting and further inquired if the Planning Commission were open to a presentation of this kind for the SC & C Zoning District(s).

Mr. Todd expressed that signage is very important and does not want to see empty buildings. He further expressed that businesses need to be adequately advertised while being acceptable to the Township residents.

Mr. Gambone addressed that the temporary signage that exists now does not look pleasant. He requested that special event signage be allowed, as well as grand opening signage for the viability of the tenants.

Ms. Quigley expressed how it's a great idea to welcome Mr. Gambone and the tenant's ideas at the Planning Commission's next meeting.

Mr. Schelly explained that there is a provision for temporary signage. Ms. Quigley clarified that free standing temporary is not allowed under the current proposed ordinance.

Mr. Frank Wittenberg addressed how retail merchants have different signage needs. He is concerned about the rapid turn-over in the complex and how signage is an impact.

The Planning Commission agreed to have Mr. Gambone present his signage ideas and suggestions at their 12/13/2012 scheduled meeting.

3. **MINOR SUBDIVISION ORDINANCE AMENDMENT:**

The Planning Commission discussed the proposed minor subdivision ordinance.

Discussion and questions ensued.

**RECOMMENDATION:**

A motion by Mr. Tony Sherr, seconded by Ms. Pat Quigley, recommending the Minor Subdivision Ordinance Amendment to the Board of Supervisors, contingent to CKS's recommendations and the following changes, was passed unanimously.

- 505(A)(1) - add two "or more", add including a reverse subdivision to the end of the sentence.
- 505(A)(3)(C) - add the word "not" between has and been
- 505(A)(1)(C) - remove word and number 2
- 505(A)(1)(D) - remove word and number 2
- 505(A)(1)(E) - Replace neither with "no"
- Recommend #2 & #3 of CKS's review
- 506(B) - referenced to be changed to references

- 506(A) add “or” Board of Supervisors instead of "of"

4. **ACCESSORY STRUCTURE ORDINANCE AMENDMENT:**

The Planning Commission discussed the proposed accessory structure ordinance.

Discussion and questions ensued.

**RECOMMENDATION:**

A motion by Mr. Tony Sherr, seconded by Mr. Doug Rotondo, recommending the Agricultural Uses & Structures Ordinance Amendment to the Board of Supervisors for adoption, contingent to adding A(1) to include products and the following sentence "A roadside stand shall not exceed 200 square feet", was passed unanimously.

5. **PLANNING COMMISSION AGENDA FOR NOVEMBER 29<sup>th</sup>, 2012 MEETING:**

- Signage Presentation
- Planning Commission Agenda
- Approval of Meeting Minutes

6. **APPROVAL OF MEETING MINUTES:**

A motion by Mr. Tony Sherr, seconded by Ms. Chris David for the approval of the minutes for the meeting held on September 13<sup>th</sup>, 2012, was passed unanimously.

A motion by Mr. Doug Rotondo, seconded by Mr. Tony Sherr for the approval of the minutes for the meeting held on September 27<sup>th</sup>, 2012 contingent upon minor grammatical changes to be made, was passed unanimously.

A motion by Mr. Doug Rotondo, seconded by Ms. Pat Quigley for the approval of the minutes for the meeting held on October 25<sup>th</sup>, 2012 contingent upon minor grammatical and attendance changes to be made, was passed unanimously.

7. **PUBLIC COMMENT**

Mr. Schelly addressed and offered to provide language and solutions for front sand mound issues within the Township.

8. **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 9:10 P.M.

WORCESTER TOWNSHIP  
PLANNING COMMISSION MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, WORCESTER, PA  
Thursday, November 29<sup>th</sup>, 2012      7:31 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
Chris David	Member
Anthony R. Sherr	Member
Tiffany M. Loomis	Township Zoning Officer
Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

**ABSENT:**

Doug Rotondo	Secretary
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**GUESTS:**                    Ms. Susan Caughlan: Board of Supervisors, Overhill Drive Resident

**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**

**RECOMMENDATION:**

A motion made by Mr. Tony Scherr, seconded by Ms. Chris David for final approval recommendation to the Board of Supervisors conditioned and contingent upon language to show the conservation easement delineated on the plan has language to meet the corridor management plan requirements of Section 150-46.12 of the Worcester Township Zoning Code as acceptable by the Township Solicitor and Township Engineer, was passed unanimously.

2. **SIGN ORDINANCE AMENDMENT**

Mr. Gordon Todd gave a brief description and presentation of what was discussed with Mr. Gambone of the Gambone Group.

The Planning Commission discussed that their main issue is the sign located on the corner of Rte 363 & Rte 73 and how the size of the signage needs to be properly addressed.

*Ms. Susan Caughlan suggested that there be a separate section for the SC & C zoning districts regarding the Sign Ordinance Amendment to address various concerns.*

Discussion and questions ensued.

3. **PLANNING COMMISSION AGENDA FOR DECEMBER 13<sup>th</sup>, 2012 MEETING:**

- Signage Presentation by The Gambone Group
- Approval of Meeting Minutes
- Planning Commission Agenda for January 10<sup>th</sup>, 2013 Work Session Meeting
- 2013 Planning Commission Meeting Schedule

4. **APPROVAL OF MEETING MINUTES:**

A motion by Mr. Tony Sherr, seconded by Ms. Chris David for the approval of the minutes for the meeting held on November 8<sup>th</sup>, 2012, was passed unanimously.

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. Gordon Todd at 8:51 P.M.