

WORCESTER TOWNSHIP  
BOARD OF SUPREVISORS & PLANNING COMMISSION JOINT MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, WORCESTER, PA  
MONDAY, NOVEMBER 4<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
James J. Garrity, Esq.	Township Solicitor
Joseph J. Nolan, P.E.	Township Engineer
F. Lee Mangan	Township Manager
Julie Lanzillo	Director of Parks & Recreation
Tiffany M. Loomis	Zoning Officer

**ABSENT:**

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

**GUESTS:**

None

**1. PLANNING COMMISSION ANNUAL REPORT**

Mr. Gordon Todd summarized the main objectives the Planning Commission accomplished in Year 2013.

**2. CENTER POINT VILLAGE VISIONING SESSION - STATUS UPDATE**

Mr. Todd gave a status update of the presentation given by John Kennedy & Associates and John Cover with Montgomery County Planning Commission at the first visioning session.

Ms. Pat Quigley noted that residents didn't seem to mind more mixed use concepts.

Mr. Matt Schelly noted the second visioning session is planned for November 7<sup>th</sup>, 2013 and 197 surveys were received.

Mr. Bustard is pleased with the number.

Mr. Schelly further explained that the results of the survey would be presented at the second visioning session.

Discussion and questions ensued.

### 3. **HISTORIC ORDINANCE AMENDMENT**

Mr. Bustard commented that this process has been ongoing to four (4) years and is pleased with the thorough process and efforts of the Planning Commission.

Mr. Todd explained the overall proposed ordinance including the definition of what a historic resource is and compiling the Historic Resource Inventory List. Any dwelling built before 1920 is part of the Historic Resource Inventory List.

Mr. Schelly noted that the Historic Resource Inventory List is one (1) of eleven (11) criteria.

Mr. Todd further explained that the Planning Commission has the right to add and remove dwellings to the list by request.

Mr. Bustard further inquired about resident's personal property rights in regards to demolition. He confirmed that there is a process a property owner must adhere to before they may officially demolish a historic structure.

Mr. Todd confirmed that this concept is accurate and reflected in the proposed Historic Ordinance.

Mr. Bustard explained that four (4) demolition permits were recently submitted to the Township by developers who bought the properties where historic dwellings are located. The new property owners did not take any measures to restore the historic structures.

He further explained that his ordinance is to give the property owner time to explore their options when it comes to the historic dwelling in question.

Mr. Todd explained that this ordinance adds value to historic dwellings and the property owners who own the dwellings.

Mr. Quigley inquired about the cooling down period. Mr. Bustard explained how this cooling down period would have been helpful with the recent demolition permits received.

Ms. Quigley explained that additional uses will be allowed in a deemed historic structure which will work as an incentive.

Discussion and questions ensued.

Ms. Caughlan is concerned with Section 4 concerning the Commercial Zoning District due to it allowing more than one use on one property in relation to the Villages. It rezones the Commercial Zoning District if a historic structure is involved.

She suggested that this item be addressed when Village Planning is addressed by the Township and how this particular item needs to be further discussed.

Mr. Todd is not overly concerned with this item affecting the Villages. He is more concerned with the development of the large undeveloped parcels located in the Villages.

Ms. Caughlan is concerned the current language may allow a convenience store with gas to exist. This item needs to be addressed in the Village planning process that the Township is currently going through.

Mr. Quigley is concerned that if the Historic Ordinance is postponed the Township may lose another historic structure. He is comfortable with this Ordinance moving forward.

**4. ANNUAL ZONING AMENDMENT ORDINANCE**

The Board of Supervisors directed the Planning Commission to move forward with this process.

**5. APPROVAL OF JOINT MEETING MINUTES**

A motion by Mr. Todd for approval of the minutes for the joint meeting held on August 5<sup>th</sup>, 2013 per noted changes, seconded by Mr. Sherr, was passed unanimously.

**6. PUBLIC COMMENT**

Dr. Mollick commented on the Limited Industrial Research District Ordinance. He inquired if this is a zoning change.

Mr. James Garrity confirmed this is a new Zoning District as well as a language change to the existing Zoning Ordinance.

Dr. Mollick inquired if a formal application exists for a Text Amendment. Mr. Garrity further explained the Township's process.

Dr. Mollick inquired about his Right to Know request in conjunction with this matter.

Mr. Quigley inquired if a fee is associated with this process. Mr. Bustard clarified that there is usually a fee associated with the process.

Ms. Bustard and Mr. Garrity directed Ms. Loomis to further explain the fees paid. She clarified the process and the fee paid for the LIRD ordinance amendment application.

Mr. Garrity further explained how a letter was submitted by Mr. Mullin's office to start to the process.

Ms. Loomis further explained the application process.

Dr. Mollick requested the application letter submitted by Mr. Mullin's office.

Dr. Mollick commented on the Historic Ordinance Amendment proposed. He appreciated Mr. Bustard's comments on personal property rights of the property owner.

Dr. Mollick is not in favor of the proposed Historic Ordinance Amendment.

Discussion and questions ensued.

**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 8:33A.M.

WORCESTER TOWNSHIP  
PLANNING COMMISSION MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
1031 VALLEY FORGE ROAD WORCESTER, PA  
Thursday, November 14<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 7:34 P.M.

**ATTENDANCE**

**PRESENT:**

Mr. Gordon Todd	Chairman
Ms. Pat Quigley	Vice Chairman
Mr. Doug Rotondo	Secretary
Ms. Chris David	Member
Mr. Joseph Nolan	Township Engineer
Ms. Tiffany M. Loomis	Township Zoning Officer
Mr. Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

**ABSENT:**

Mr. Anthony R. Sherr	Member
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**GUESTS:**

Mr. Salvatore Paone: Developer of the Preserve @ Worcester  
Mr. Timothy Woodrow: Woodrow & Associates  
Mr. John Kolb: Woodrow & Associates  
Mr. Jim Faber: McCloskey & Faber, PC - Landscape Architect  
Ms. Susan Caughlan: Overhill Drive Resident  
Ms. Michelle Jackson-Greenawalt, Locust Drive Resident  
Mr. Jim Phillips: North Wales Road Resident  
Dr. James Mollick: Country View Lane Resident  
Mr. & Mrs. Rock: Crest Terrace Resident  
Mr. & Mrs. Watson: Hickory Hill Road Resident

**1. PRESERVE @ WORCESTER – 39 LOT SUBDIVISION**

Mr. Timothy Woodrow and Mr. Salvatore Paone presented the Preserve @ Worcester which is located in the AGR Zoning District.

The subdivision plan consists of five separate parcels which total approximately 130.8 acres. Three of the parcels are located along North Wales Road (50.7 Acres), and the remaining two parcels are located along Whitehall Road (80.1 Acres). The Subdivision proposes 39 buildable lots to be located on two the parcels along North Wales Road utilizing Option #1 (With Public Sewer) contained in the Growing Greener Ordinance. The subdivision also proposes utilizing the “Transfer of Development Rights” as permitted in the Growing Greener Ordinance. This allows the Transfer of Development

Rights from the parcels along Whitehall Road to the parcels along North Wales Road. The total open space included in this development is approximately 95.1 acres.

Mr. Woodrow and Mr. Paone addressed that all technical issues have been remedied in the October 4<sup>th</sup>, 2013 CKS review letter, of which Mr. Joseph Nolan confirmed. Additionally, all waivers requested were addressed.

The Planning Commission discussed in length with the Applicant the need for the provisions of the CMP (riparian corridor management plan) being clearly incorporated into the plans and other means to insure the Homeowners Association will enforce the Township's CMP (riparian corridor management plan) restrictions.

The Planning Commission inquired if road widening has been scheduled to occur. Mr. Nolan responded that there was once consideration, however no road widening is proposed or scheduled at this point in time.

Mr. Matthew Schelly addressed Montgomery County Planning Commission's review letter pertaining to if the trail easement is to be constructed and the proposed landscape plan.

The applicant responded that they would either build the trail or escrow funds with Worcester Township to be made available for when a connecting trail is scheduled to be built and/or donate the funds to Worcester Township. The trail could ultimately be built by the Township after the project is finished depending on when a connecting trail to the proposed trail easement is scheduled to be built.

In addition, the Planning Commission discussed at length with the Applicant allowing the requested tree waiver only in exchange for planting trees in larger clustered masses along North Wales Road and as a mini orchard near the Skippack Pike entrance.

The applicant was agreeable to the proposed idea.

Discussion and questions ensued.

#### **RECOMMENDATION:**

A motion by Mr. Rotondo, seconded by Mr. Todd for final approval consideration by the Board of Supervisors, contingent upon CKS's review dated November 8<sup>th</sup>, 2013, in favor of monies being escrowed for the Trail for the option of who will construct the Trail (i.e. Township or Developer) versus immediate installation of the trail by the Developer, and accepting all waivers proposed pursuant to allowing the requested tree waiver only in exchange for planting trees in larger clustered masses or as a mini orchard near the North Wales Road entrance, was passed unanimously.

#### **2. HICKORY HILL ACT 537 PLAN**

Mr. Nolan presented the amended Act 537 plan to the Planning Commission pertaining to the Hickory Hill Area Low Pressure Sewer System Extension. The low pressure sewer service will be provided to 74 parcels located in Worcester Township, bound by Hickory

Hill Drive, Landis Road, Crest Terrace, Valley Forge Road, and Green Briar Drive, through Worcester Township public sewer system.

Discussion and questions ensued between Mr. Nolan, the Planning Commission, Mr. Phillips, Dr. Mollick, Mr. & Mrs. Rock, and Mr. & Mrs. Watson pertaining to the application process, lower gravity pressure system vs. gravity system, and what steps are currently being taken.

**RECOMMENDATION:**

A motion by Mr. Todd, seconded by Mr. Rotondo for approval consideration by the Board of Supervisors of the Minor Act 537 Sewage Facilities Plan Update Revision Component 3M PADEP CODE #1-46962-178-3m, was passed unanimously.

**3. APPROVAL OF MEETING MINUTES**

Tabled.

**4. ZONING AMENDMENT ANNUAL ORDINANCE**

The Planning Commission will discuss Signage and Conservation subdivision Ordinance technical corrections at their next scheduled meeting.

Ms. Quigley will provide example ordinances on invasive species for the Planning Commission's review.

The Planning Commission will discuss in further detail privacy fencing at future meetings.

**5. PLANNING COMMISSION AGENDA FOR DECEMBER 12<sup>th</sup>, 2013**

- Methacton School District – Land Development Review
- Zoning Amendment Annual Ordinance Discussion & Review
- Meeting Minutes
  - October 24<sup>th</sup>, 2013
  - November 14<sup>th</sup>, 2013

**6. PUBLIC COMMENT**

Dr. Mollick inquired about the Zoning Proposed Text Amendment for Methacton School District.

The Township confirmed that a proposed zoning text amendment has been received.

**7. 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 8:51 P.M.