

WORCESTER TOWNSHIP
BOARD OF SUPREVISORS & PLANNING COMMISSION JOINT MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
MONDAY, OCTOBER 4th, 2010 9:30 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 9:30 A.M.

ATTENDANCE

PRESENT:

Arthur Bustard	Chairman: Board of Supervisors
Susan Caughlan	Vice Chairman: Board of Supervisors
Steve Quigley	Member: Board of Supervisors
David R. Burman	Township Manager
James J. Garrity, Esq.	Township Solicitor
Joseph J. Nolan	Township Engineer
Gordon Todd	Chairman: Planning Commission
Robert Hayes	Member: Planning Commission
Bill Fox	Member: Planning Commission

ABSENT:

Eunice Kriebel	Township Assistant Manager/ Treasurer
Pat Quigley	Vice Chairman: Planning Commission
Doug Rotondo	Secretary: Planning Commission
Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

- 1. APPROVAL OF JOINT MEETING MINUTES FOR JUNE 7th, 2010 & SEPTEMBER 23rd, 2010:**
A motion by Mr. Gordon Todd for approval of the minutes for the joint meeting held on June 7th, 2010, seconded by Ms. Susan Caughlan, was passed unanimously. The Board of Supervisors and Planning Commission tabled the approval of the Planning Commission's meeting minutes from September 23rd, 2010 until their October 28th, 2010 meeting.
- 2. VILLAGE PLANNING:**
The Planning Commission updated the Board of Supervisors on the public work-shop held for village planning on April 8th, 2010. An outline was presented designating open space, residential areas, commercial areas, mixed use areas, and pedestrian crossings in Fairview Village. Questions and discussion ensued. The next Worcester Township Planning Commission scheduled for October 14th, 2010 has been cancelled and the Planning Commission shall discuss scheduling a future work-shop at their October 28th, 2010 meeting.
- 3. ZONING AMENDMENT PROPOSAL LANGUAGE:**
The Planning Commission discussed with the Board of Supervisors the current proposed amendment language. Ordinance No. 2010-227 expands its current definition of agriculture and proposes expanding the allowable uses, expands the usage allowed in the Limited Industrial District, sets strict setback guidelines for erecting tennis & private sports courts, as well as proposes broader language for the allowable fencing height in the side and rear yard setbacks to provide more privacy options for residents. Questions and discussion ensued. The Planning Commission will be discussing the signage at

their next scheduled meeting, October 28th, 2010 regarding commercial and shopping center zoning districts.

4. **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 10:18 A.M.

WORCESTER TOWNSHIP
PLANNING COMMISSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
THURSDAY, OCTOBER 28th, 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
Robert Hayes	Member
Bill Fox	Member
Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

ABSENT:

Doug Rotondo	Secretary
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GUESTS:

Ms. Susan G. Caughlan, Esq.: Overhill Dr Resident
Mr. David J. & Mrs. Margaret Rhoads: Weber Rd Residents
Ms. Maeve Vogan: Dell Rd Resident
Mr. Richard DeLello: Stony Creek Rd Resident
Dr. James L. Mollick: Country View Ln Resident

1. APPROVAL OF MEETING MINUTES

A motion by Ms. Pat Quigley for approval of the minutes for the meeting held on September 23rd, 2010, seconded by Mr. Robert Hayes, was passed unanimously.

2. VILLAGE PLANNING

An overall outline was discussed regarding village planning concepts. Mr. Matt Schelly presented an overlay ordinance for Fairview Village, in power point form, to the Planning Commission. Questions and discussion ensued.

3. RHOADS SUBDIVISION PRELIMINARY APPROVAL CONSIDERATION

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.

The Planning Commission rescheduled the preliminary approval consideration for their next scheduled meeting, November 11th, 2010 due to the Applicant's representative not being present. The Planning Commission and Applicant discussed various alternatives regarding the current plan under review. Discussion and questions ensued.

4. ZONING AMENDEMENT DISCUSSION

- **SIGNAGE**

The Planning Commission discussed the computation of the area for signage. The Township Staff shall provide an example sign ordinance to incorporate a definition for billboard signage and movable signage. Questions and discussion ensued.

The Planning Commission would like to further evaluate billboard and moveable signage at their next scheduled meeting, November 11th, 2010, to formulate amendment language to propose the Board of Supervisors.

5. PLANNING COMMISSION AGENDA FOR NEXT MEETING HELD ON NOVEMBER 11th, 2010

The Planning Commission shall be discussing approval consideration for the October 28th, 2010 meeting minutes, village planning for Fairview Village, zoning amendment language regarding the current sign ordinance, and preliminary approval consideration for the Rhoads Subdivision.

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 9:39 P.M.