

WORCESTER TOWNSHIP  
PLANNING COMMISSION WORK SESSION MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, WORCESTER, PA  
THURSDAY, OCTOBER 13<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 7:34 P.M.

**ATTENDANCE**

**PRESENT:**

Gordon Todd	Chairman
Pat Quigley	Vice Chairman
Paul Ziegler	Secretary
Robert Hayes	Member
Doug Rotondo	Member
Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

**ABSENT:**                    None

**GUESTS:**

Ms. Susan Caughlan: Overhill Dr Resident  
Mr. Michael J. Malone: Green Hill Rd Resident

1.    **TRANSFERABLE DEVELOPMENT RIGHTS ORDINANCE:**

Mr. Matthew Schelly handed out a review regarding the property size threshold of transfer of development rights (TDR) ordinance. The Planning Commission discussed the contents of the review.

Discussion and questions ensued.

2.    **APPROVAL OF MEETING MINUTES:**

A motion by Ms. Pat Quigley, and seconded by Mr. Robert Hayes, for approval of the minutes for the meeting held on September 22<sup>nd</sup>, 2011, was passed unanimously. Mr. Paul Ziegler abstained.

3.    **PLANNING COMMISSION AGENDA FOR OCTOBER 27<sup>th</sup>, 2011 MEETING**

- Transferable Development Rights Ordinance
- Minutes
- Next Planning Commission Agenda
- Next Joint Meeting with Board of Supervisors Agenda

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 9:11 P.M.

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PLANNING COMMISSION MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, WORCESTER, PA  
THURSDAY, OCTOBER 27<sup>th</sup>, 2011      7:30 P.M.

**CALL TO ORDER**

The regularly scheduled meeting of the Planning Commission was called to order by Ms. Pat Quigley at 7:32 P.M.

**ATTENDANCE**

**PRESENT:**

Pat Quigley	Vice Chairman
Paul Ziegler	Secretary
Robert Hayes	Member
Doug Rotondo	Member
Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

**ABSENT:**

Gordon Todd	Chairman
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**GUESTS:**

Mr. Michael J. Malone: Green Hill Rd Resident

**1. APPROVAL OF MEETING MINUTES:**

A motion by Mr. Robert Hayes, seconded by Mr. Paul Ziegler, for approval of the minutes for the meeting held on October 13<sup>th</sup>, 2011, was passed unanimously.

**2. TRANSFERABLE DEVELOPMENT RIGHTS (TDR) ORDINANCE:**

Mr. Matthew Schelly presented Township landowners that own over 15 contiguous acres that may have potential for transferable development rights. Additionally, he presented a parcel analysis of the Township. The Planning Commission discussed the contents of the presentation.

Discussion and questions ensued.

**RECOMMENDATION:**

A motion by Mr. Robert Hayes, seconded by Mr. Paul Ziegler, to recommend enacting the transferable development rights ordinance with revisions discussed for the sending district, known as Section C, with the minimum parcel size of 30 acres, was passed unanimously.

**3. PLANNING COMMISSION AGENDA FOR NOVEMBER 10<sup>th</sup>, 2011 MEETING:**

- Flanagan Subdivision Sketch Plan Presentation
- Terra Landscaping Land Development Plan Presentation
- Fairview Village Planning
- Minutes
- Next Planning Commission Agenda
- Priority of Park & Recreation Plan pursuant to MCPC Contract

4. **JOINT MEETING AGENDA WITH BOARD OF SUPERVISORS FOR NOVEMBER 7<sup>th</sup>, 2011 MEETING:**

- Minutes
- Transferable Development Rights Ordinance
- Signage Ordinance
- Historic Ordinance
- Cedars Village Planning Ordinance
- Fairview Village Planning

4. **PUBLIC COMMENT**

Mr. Michael J. Malone commented that everything was extremely informative and productive regarding the Planning Commission meeting. He requested to view the TDR ordinance language once finalized.

5. **ADJOURNMENT**

There being no further business to come before this committee, the meeting of the Worcester Township Planning Commission was adjourned by Ms. Pat Quigley, at 8:14 P.M.