

WORCESTER TOWNSHIP  
PLANNING COMMISSION WORK SESSION MEETING  
WORCESTER TOWNSHIP BUILDING  
WORCESTER, PA

Thursday, October 10<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 7:39 P.M.

**ATTENDANCE**

**PRESENT:**

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

**ABSENT:**

Mr. Anthony R. Sherr      Member

**GUESTS:**

Ms. Michelle Jackson-Greenawalt, Locust Drive Resident

**1. HISTORIC ORDINANCE AMENDMENT**

Mr. Matthew Schelly presented the final draft version of the Historic Ordinance.

Discussion and questions ensued regarding the final draft version of the Historical Ordinance.

**RECOMMENDATION:**

A motion by Ms. Quigley, seconded by Mr. Rotondo for approval consideration by the Board of Supervisors of the proposed ordinance, contingent upon Mr. Shelly providing the final clean version copy to Worcester Township was passed unanimously.

**2. PLANNING COMMISSION AGENDA FOR OCTOBER 24<sup>th</sup>, 2013 MEETING**

- Center Point Village – Village Planning

**3. APPROVAL OF MEETING MINUTES**

A motion by Ms. David, seconded by Ms. Quigley for the approval of the minutes for the meeting held on August 22<sup>nd</sup>, 2013 contingent upon minor corrections, was passed unanimously.

A motion by Mr. Rotondo, seconded by Ms. David for the approval of the minutes for the meeting held on September 12<sup>th</sup>, 2013 contingent upon minor corrections, 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. Todd at 9:43 P.M.

WORCESTER TOWNSHIP  
PLANNING COMMISSION MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
1031 VALLEY FORGE ROAD, WORCESTER, PA  
Thursday, October 24<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. Anthony R. Sherr	Member
Ms. Tiffany M. Loomis	Township Zoning Officer
Mr. Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

**ABSENT:**

None

**GUESTS:**

Mr. John Cover, Montgomery County Planning Commission  
Mr. John Kennedy, Kennedy & Associates  
Ms. Michelle Jackson-Greenawalt, Locust Drive Resident

**1. VILLAGE PLANNING**

- CENTER POINT VILLAGE
  - PRESENTATION BY MR. JOHN COVER & MR. JOHN KENNEDY TO THE WORCESTER TOWNSHIP PLANNING COMMISSION

Mr. John Kennedy gave a presentation of the Master Plan for the Village Planning of Center Point Village.

He confirmed that has been heavy response from the residents regarding the survey that was posted online; 209 responses have been received.

Mr. Kennedy addressed designating a boundary line that would eliminate split zoning for properties. The boundary shown currently does not do this.

Ms. Pat Quigley addressed village boundaries and thinks that the boundary shown is not inclusive enough. She expressed that the Meadowood Community should be included.

Mr. John Cover addressed the logic behind the boundary lines shown to date.

Mr. Gordon Todd suggested that drawing such clear boundaries will make the public think that all decisions have been made. He expressed that this meeting is to be an informational work session.

Mr. Cover agreed that this is an informational work session. He agrees with Mr. Kennedy about not having split zoning and including the entire in or out of the boundary.

Mr. Kennedy addressed the top five (5) images and the five (5) lowest scoring images, as well as reported the results of the survey.

- The number #1 option was a Pedestrian Links to an open space area.
- The number #2 option was a Pedestrian link to residential areas/ neighborhoods.
- The third (3<sup>rd</sup>) most favorable image was a residential well landscaped immaculately maintained property that could be used for a bed & breakfast and or a quant village feel.
- The fourth (4<sup>th</sup>) most well received image represented was a farm center that included a dirt gravel road that was well landscaped.
- The fifth (5<sup>th</sup>) most well received area showed a brick walking area with the buildings close to the roadway.

Overall, big box stores were not received well by the resident that completed the survey.

The images of street parking and design similar to Manayunk were not received well by the general public.

Mr. Doug Rotondo referenced the historical significance of Center Point and how it used to be. He suggested the Village be modeled after the original concept.

Discussion and questions ensued amongst the Planning Commission

The Palmers are looking to sell their property located at the corner of Route 73 (Skippack Pike) and Route 363 (Valley Forge Road).

The concept of “no” change as a decision was discussed.

Mr. Tony Sherr’s main concern is if this village master plan will be modeled after Cedars Village. He inquired as to what will be different in this proposed Master Plan.

Mr. Cover explained that there is capability of public water & sewer.

Mr. Todd is not in favor of the WaWa design due to it not allowing small business to prosper in Worcester Township. An example of this would be in Audubon which has created barren areas.

Mr. Todd foresees a cluster mix-used development with a hometown feel would work best for the Master Village Plan.

Ms. David was in agreement.

Mr. Cover appreciated gaining a better understanding of what the main vision is.

Ms. Quigley addressed adapting the current area.

Mr. Cover referenced Gladwyne, PA due to this area being the wealthiest zip code in the county. He addressed density, aesthetics, and the commercial aspect. Mr. Cover's main concern is that there will be no consensus in end.

Ms. Quigley would like to see a master plan to make further assessments.

Ms. David does not prefer retail chain buildings on every corner and expressed this is due to a matter of taste and scale.

The Planning Commission discussed in the length the WaWa business model.

Ms. Michelle Jackson-Greenawalt expressed how everyone is working together to create proactive change of which she is in favor.

2. **JOINT MEETING AGENDA FOR NOVEMBER 4<sup>th</sup>, 2013 WITH BOARD OF SUPERVISORS**

- Center Point Village – Village Planning
- Clean Up Ordinance – Prioritize
- Worcester Township Planning Commission Annual Report
- Meeting Minutes
  - August 5<sup>th</sup>, 2013

3. **PLANNING COMMISSION AGENDA FOR NOVEMBER 14<sup>th</sup>, 2013 MEETING**

- Preserve @ Worcester: 39 Lot Subdivision
- 3117 Stump Hall Road (Southfield Farm): 2 Lot Subdivision – Lot Line Change
- Meeting Minutes
  - October 24<sup>th</sup>, 2013

4. **APPROVAL OF MEETING MINUTES**

A motion by Ms. David, seconded by Mr. Rotondo for the approval of the minutes for the meeting held on October 10<sup>th</sup>, 2013 contingent upon minor corrections, was passed unanimously.

5. **PUBLIC COMMENT**

None

6. **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 9:51 P.M.