

WORCESTER TOWNSHIP  
PLANNING COMMISSION MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
1031 VALLEY FORGE ROAD  
WORCESTER, PA

Thursday, January 22<sup>nd</sup>, 2015                      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:**

Mr. Gordon Todd	Chairman
Ms. Pat Quigley	Vice Chairman
Ms. Chris David	Member
Mr. Anthony R. Sherr	Member
Ms. Tiffany M. Loomis	Director of Planning & Zoning
Mr. Brandon Rudd	Township Planning Consultant, Montgomery County Planning Commission

**ABSENT:**

Mr. Douglas A. Rotondo                      Secretary

**GUESTS:**

Mr. John Cover, Montgomery County Planning Commission: Center Point Village Planning Consultant  
Mr. John Kennedy, Kennedy & Associates, LLC: Center Point Village Planning Consultant

**1. CENTER POINT VILLAGE ZONING:**

Mr. John Cover & Mr. John Kennedy presented the updates for Center Point Village Planning.

The concept plan has been adopted by the Board of Supervisors.

In January 2015 the consultants will be assessing the strengths and weaknesses of different zoning techniques including TDR, multiple zoning districts, one zoning district with distinct classes, etc... and this relates to Center Point Village Zoning.

The goal is to draft a new zoning district for Center Point Village. Mr. Cover presented the current concept plan that is a village type of development that is walkable and attractive that will save open space. Trails systems will also be a focus of the village concept that will be completed through the development process by developing standards to require such.

Mr. Todd pointed out that the zoning that would be created does not follow typical format. Mr. Cover agreed.

Mr. Brandon Rudd explained that there will be an educational component to this process to involve the public.

Ms. Quigley inquired if public outreach notices will be sent for this phase of the project. Mr. Cover and the Township confirmed that notices will be sent, as well as other forms of media to be used to inform residents and the general public.

Mr. Cover further clarified that in this process they will be asking for the Worcester Township Planning Commission's recommendations. He asked the Planning Commission to focus on commercial development and where the scale of commercial development will exist in the Village.

He explained that denser development will be located near the intersection of Valley Forge Rd and Skippack Pike, with lower densities as you go farther away.

Mr. Kennedy addressed that the commercial development is far more than the Gambone Shopping Center including C1 development, open space standards, pedestrian connections, intuitional standards, mix use standards, and some residential in the first quadrant. There are 4 quadrants that will be each addressed individually. The first and second quadrants will be tougher.

Mr. Rudd addressed the schedule for the quadrants agreeing that quadrant 1 and 2 will take longer than quadrants 3 & 4.

Mr. Kennedy further addressed where residential options could exist and offering different options that is competitive with the market to be successful.

Discussion and questions ensued regarding market viability.

Discussion and questions ensued regarding the overall zoning for the project.

Discussion and questions ensued regarding the Act 209 Committee.

Standards that will apply to the entire zoning district will be discussed at the February meeting, as well as the overall structure of the ordinance.

2. **PLANNING COMMISSION AGENDA FOR FEBRUARY 26<sup>th</sup>, 2015:**  
• **CENTER POINT VILLAGE PLANNING: ZONING**

3. **APPROVAL OF MEETING MINUTES:**  
Tabled.

4. **PUBLIC COMMENT**

John Diesel, Worcester, commented Center Point Village Planning in relation to a study being performed pertaining to tax revenues generated, commercial development within the village area, big box development, grocery stores located in the area, multi-use sports complexes, uses for the elderly community, current residential development occurring in the area, and property & school taxes.

Mr. Todd further explained that these issues will be addressed further down the line after then zoning language has been drafted.

Mr. Andorn, Worcester, commented on Center Point Village Planning in relation to private property rights, the zoning process, the public education process in notifying stakeholders, and the individuals

who would be affected by this zoning ordinance amendment, and the previous proposed historic ordinance amendment.

Mr. Cover & Mr. Kennedy further clarified the process of developing new zoning regulations.

Mr. Todd further clarified the previously proposed historic ordinance amendment.

Mr. Andorn inquired about sewer capacity and Mr. Cover addressed that there is capacity.

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 9:21 P.M.