

**WORCESTER TOWNSHIP PLANNING COMMISSION
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
THURSDAY, JANUARY 28, 2016 – 7:30 PM**

CALL TO ORDER by Mr. Todd at 7:33 PM

ATTENDANCE

PRESENT:	GORDON TODD	[X]
	PAT QUIGLEY	[X]
	CHRIS DAVID	[X]
	DOUGLAS ROTONDO	[X]
	ANTHONY SHERR	ABSENT

1. IBEW – Bernadette Kearney, Counsel for the Applicant, provided an overview of a proposed expansion to an existing training and education facility at 3455 Germantown Pike. Ms. Kearney noted Worcester Township and the Lower Providence Township Sewer Authority were working on an agreement that would extend sanitary sewer service to this property.

Joe Rosella, Engineer for the Applicant, commented on a waiver request for basin dewatering time. Mr. Rosella noted the Applicant is considering making connection to an existing storm sewer system in Germantown Pike, so to address stormwater concerns noted in the Township Engineer’s review letter.

Mr. Rosella noted the improvements would not generate additional visitors to the property, but rather the improvements would better serve the IBEW’s existing membership. Mr. Rosella noted the parking area calculation will be clarified in this regard.

Ms. David recommended that the Applicant consider the use of pervious materials in the parking area. Brandon Rudd, Township Planning Consultant, noted the Montgomery County Planning Commission’s review letter included parking lot design options.

Ms. Quigley recommended that BMPs be utilized to infiltrate stormwater on-site. Ms. Quigley noted needed additional landscaping cited in the Township Engineer’s review letter.

Tommy Ryan, Township Manager, will forward the Fire Marshal review letter to the Applicant.

Ms. Kearney noted the Applicant will discuss McMahan’s trip generation estimate with McMahan, the Township Traffic Engineer.

2. Stormwater Ordinance – Joe Nolan, Township Engineer, noted the proposed stormwater ordinance would encompass a new chapter in the Township Code, and he stated the provisions would be applicable to both proposed subdivisions and land developments and existing improvements.

Ms. Quigley inquired as to when the Township might adopt the ordinance. Mr. Nolan stated the Board would likely consider the ordinance by year's end.

Mr. Todd inquired as to the Township's ability to waive technical ordinance provisions, and Mr. Nolan commented on this process.

Ms. Quigley motioned to recommend the Board of Supervisors approve the proposed Stormwater Ordinance as presented, second by Mr. Rotondo. The motion was approved, all ayes.

3. Floodplain Ordinance – Mr. Nolan provided an overview of an ordinance to update the regulations applicable to the Township's Floodplain Conservation District. Mr. Nolan noted the update was needed to ensure Township properties remained eligible to participate in the National Flood Insurance Program.

Ms. Quigley commented on floodplain boundaries, the status of existing structures in the floodplain, permitted improvements to existing structures in the floodplain and deer fencing.

Mr. Rotondo motioned to recommend the Board of Supervisors approve the proposed Floodplain Ordinance as presented, second by Ms. Quigley. The motion was approved, all ayes.

4. Alternate Planning Commission Member – Mr. Ryan commented on a recently-adopted State Law that permits a municipality to appoint up to three alternative members to its Planning Commission. Mr. Ryan noted the Board of Supervisors had discussed this matter at their January 20 Work Session.
5. December 10 Planning Commission meeting minutes – Mr. Rotondo motioned to approve the December 10 Planning Commission meeting minutes, revised to (1) delete reference to the Pledge of Allegiance, as this was not recited at the meeting, and (2) to capitalize the term "Stormwater Ordinance", second by Ms. David. The motion was approved, all ayes.
6. Zoning Hearing Board applications – The Members considered two applications submitted to the Zoning Hearing Board, ZHB 16-02 (Developmental Enterprises Corporation), and ZHB 16-03 (Morelli). The Members did not take a position on either application.
7. February 25 Planning Commission meeting agenda items – At the February 25 Planning Commission meeting the Members will continue review of the IBEW land development and Center Point Zoning Ordinance, begin review of the Whitehall Estates and Berks Road subdivisions, consider any applications submitted to the Zoning Hearing Board, and address any other item that may come before the Planning Commission.
8. Public Comment
 - There was no public comment at this evening's meeting.

ADJOURNMENT

There being no further business brought before the Board, Mr. Todd adjourned the meeting at 8:16 PM.

Respectfully Submitted:

Tommy Ryan
Township Manager