

WORCESTER TOWNSHIP
PLANNING COMMISSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
1031 VALLEY FORGE ROAD
WORCESTER, PA
Thursday, January 8th, 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 7:33 P.M.

ATTENDANCE

PRESENT:

Mr. Gordon Todd	Chairman
Ms. Pat Quigley	Vice Chairman
Mr. Douglas A. Rotondo	Secretary
Ms. Chris David	Member
Mr. Anthony R. Sherr	Member
Ms. Tiffany M. Loomis	Director of Planning & Zoning

ABSENT:

Mr. Brandon Rudd	Township Planning Consultant, Montgomery County Planning Commission
------------------	---

GUESTS:

Mr. Larry Smith: Owner of Willow Creek Farms, LP
Mr. Ed Hughes, Esq.: Representative for Willow Creek Farms, LP
Mr. Timothy Woodrow, P.E.: Representative for Willow Creek Farms, LP

1. APPOINTMENT OF PLANNING COMMISSION POSITIONS:

A motion by Ms. David, seconded by Mr. Sherr for the approval of the Planning Commission positions to remain the same for year 2015, was passed unanimously.

- CHAIRMAN: MR. GORDON TODD
- VICE CHAIRMAN: MS. PAT QUIGLEY
- SECRETARY: MR. DOUG ROTONDO
- MEMBER(S): MS. CHRIS DAVID & MR. ANTHONY SHERR

2. WILLOW CREEK FARMS, LP LOCATED AT 3220 HEEBNER ROAD:

- **CONDITIONAL USE APPLICATION – THE APPLICANT IS REQUESTING A NEW CONDITIONAL USE APPROVAL ON THE PROPERTY. PREVIOUSLY, CONDITIONAL USE APPROVAL WAS GRANTED FOR A 5.4 ACRE FARM MARKET ON THE ENTIRE TRACT. THE APPLICANT IS NOW PROPOSING TO SUBDIVIDE THE ENTIRE TRACT AND, THEREFORE, THE CURRENT FARM MARKET WOULD EXCEED THE MAXIMUM ALLOWABLE AREA OF THE PROPERTY (5%) THAT CAN BE DEDICATED TO A FARM MARKET. THE APPLICANT IS REQUESTING THAT THE FARM MARKET AREA BE REDUCED FROM 5.4 ACRES TO 2.427 ACRES.**

Mr. Timothy Woodrow and Mr. Ed Hughes presented the project proposed.

Discussion and questions ensued as to the timeline, the application process, the conservation easement that exists, the current use, and existing restrictions of the project.

The applicant is proposing this project for estate planning purpose. Dr. Mollick referenced that estate planning purposes is not relevant and the Planning Commission agreed.

Dr. Mollick inquired as to the land use issues related to the project.

RECOMMENDATION:

A motion by Ms. Quigley, seconded by Mr. Sherr for the approval of the conditional use application subject to subdivision approval, was passed unanimously.

3. **VILLAGE PLANNING:**

A timeline was provided to the Planning Commission by Montgomery County and John Kennedy and Associates, LLC.

Discussion and questions ensued as to the timeline and the process to be followed.

4. **ZONING AMENDEMENT ORDINANCE:**

The Planning Commission discussed the brochure that has been drafted and requested the Township contact each person by phone that has a historic home provided in the draft brochure to obtain permission to use the picture.

5. **PLANNING COMMISSION AGENDA FOR JANUARY 22nd, 2015:**

- CENTER POINT VILLAGE PLANNING: ZONING

6. **APPROVAL OF MEETING MINUTES:**

A motion by Mr. Rotondo, seconded by Mr. Sherr for the approval of the minutes for the meeting held on December 11th, 2014 as amended, was passed unanimously.

7. **PUBLIC COMMENT**

Dr. Mollick, Worcester inquired about how many acres are preserved at Willow Creek Farms, the subdivision and land development process, the conditional use process application process, the conservation easement that currently exists at Willow Creek Farms.

Dr. Mollick further commented on estate planning, the conservation easement, minimum acreage requirements in conjunction with Willow Creek Farms, property ownership, the farm ordinance amendment,

Discussion and questions ensued.

Dr. Mollick inquired about the historic ordinance. Mr. Todd clarified the processes explained earlier.

Mr. & Mrs. Watson inquired as to the purpose of the historic ordinance. The Planning Commission explained that the purpose is to offer property owners incentives to preserve their historic dwellings.

Discussions and questions ensued regarding the historic ordinance process.

Mr. Todd inquired as to when the clock starts when a conditional use application is received. The Planning Commission inquired as to the application process.

The Township will further advise on this matter and report back to the Planning Commission upon consulting with the Township Solicitor.

8. **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 8:30 P.M.