

**WORCESTER TOWNSHIP PLANNING COMMISSION MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490  
THURSDAY, OCTOBER 27, 2016, 7:30 PM**

**CALL TO ORDER** by Ms. Quigley at 7:44 PM

**ATTENDANCE**

PRESENT: PAT QUIGLEY [X]  
CHRIS DAVID [X]  
DOUGLAS ROTONDO [X]

1. Center Point Village Zoning Ordinance – Brandon Rudd, Montgomery County Planning Commission, provided an overview of the development process of the proposed ordinance. Mr. Rudd noted permitted uses, base density, bonus density allowance, dimensional standards, parking requirements, open space standards and trail provisions. Mr. Rudd also noted design standards to be included in the subdivision chapter of the Township Code.

Ms. Quigley commented on Planning Commission review of the CVP-2 portion of the ordinance. Ms. Quigley noted the size allowance for gas pump canopies, and Ms. David noted the possible allowance of more than one gas pump canopy at a property. It was the consensus of the Members that additional information on canopy size and design standards be obtained, and Mr. Rudd agreed to compile this information.

Ms. Quigley commented on the requirement to utilize complementary colors at Village developments.

Ms. David commented on the required eight-foot wide street tree planting area. Mr. Rudd noted this would be revised to require a minimum eight-foot wide street tree planting area.

Mr. Rotondo commented on CPV-1 and CPV-2 design standards. Mr. Rudd noted the design standards to be included in the subdivision chapter of the Township Code would apply to developments in both districts.

There was general discussion on the base density and the density bonus. And while it was noted that individual Members may prefer varied densities, it was the consensus of the Members that the proposed base density and the density bonus were acceptable.

Mr. Rotondo motioned to send the proposed ordinance to the Board of Supervisors, conditioned upon (1) the Members forwarding any additional comments to Tommy Ryan, Township Manager, within the next four weeks, and (2) the ordinance being amended to incorporate the revisions discussed at this evening's meeting, second by Ms. Quigley.

Bob Andorn, Worcester, commented on ordinance consideration, development restrictions, walkability options in the Village, trail requirements and a potential impact to neighboring properties, calculation of the density bonus, and utilization of transfer development rights.

Roberta Body, owner of the Palmer property, thanked the Planning Commission for its efforts.

By unanimous vote the motion was approved.

2. September 22, 2016 Meeting Minutes – Mr. Rotondo motioned to approve the September 22, 2016 Meeting Minutes, second by Ms. David. There was no public comment. By unanimous vote the motion was approved.
3. Palmer concept plan – Charles Tornetta, Realtor for the owners of the Palmer property, provided an overview of the revisions made to the commercial portion of the concept plan, per discussions had at the September 22 Planning Commission.

Mr. Tornetta noted the small retail building had been replaced by two smaller buildings, with both buildings moved to the building setback line. Mr. Tornetta also noted the convenience store and gas pump islands had been repositioned, and the pharmacy building had been located closer to the building setback line.

Mr. Rudd noted the revisions better reflected a village atmosphere.

Mr. Rotondo noted the developer should remain flexible to allowing mixed uses where this is possible.

4. November 10, 2016 Meeting Agenda – The Planning Commission will continue its review of the proposed Whitehall Estates subdivision. The Planning Commission will review recently-submitted subdivision applications that are ready for discussion – which includes the Spang lot line change plan, the Sparango Construction, Co. subdivision plan, and the Sparango Land Partnership II, LP subdivision plan – and the Planning Commission may review any other matter that warrants attention.
5. December meeting – The Planning Commission will meet on the second Thursday in December (December 8).

## **PUBLIC COMMENT**

- There was no additional public comment at this evening's meeting.

**ADJOURNMENT**

There being no further business before the Planning Commission, Ms. Quigley adjourned the meeting at 8:43 PM.

Respectfully Submitted:

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Tommy Ryan  
Township Manager