

**WORCESTER TOWNSHIP PLANNING COMMISSION
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
THURSDAY, NOVEMBER 18, 2015 – 7:30 PM**

CALL TO ORDER by Mr. Todd at 7:30 PM

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT: GORDON TODD [X]
 PAT QUIGLEY [X]
 CHRIS DAVID [X]
 DOUGLAS ROTONDO [X] arrived 7:38 PM
 ANTHONY SHERR [X]

1. Act 209 Study Ordinance – Tommy Ryan, Township Manager, provided an overview of Township traffic impact fee planning efforts during the previous two years, and a proposed ordinance to enact a revised traffic impact fee.

Mr. Sherr motioned to recommend the Board approve the proposed ordinance as presented. The motion was seconded by Ms. David. There was no public comment. By unanimous vote the Planning Commission adopted the motion.

2. 3330 Water Street Road – John Kohl, Engineer for the Applicant, provided an overview of a two-lot subdivision at 3330 Water Street Road. Mr. Kohl stated approval of the subdivision only was sought at this time, and no construction at proposed Lot 2 was sought at this time.

Ms. Quigley inquired as to the loss of trees when the proposed driveway is installed. It was the consensus of the Members that the Applicant provide the required number of street trees, but that these trees be located in an area that best offsets the visual impact of the loss of existing trees when the proposed driveway is installed, with the planting locations to be determined by the Township Engineer.

Ms. Quigley motioned to recommend the Board of Supervisors grant Preliminary/Final Approval to the plan of minor subdivision at 3330 Water Street Road, consisting of sheet 1 of 1, dated September 28, 2015 with no subsequent revisions, conditioned upon the waivers noted in the November 19, 2015 review letter issued by the Township Engineer, not including the waiver of street trees, which the Applicant shall provide in the number required by the Township Code, and locate in an area that best offsets the visual impact of the loss of existing trees when the proposed driveway is installed, with the tree locations to be determined by the Township Engineer. The motion was seconded by Mr. Rotondo. There was no public comment. By unanimous vote the Planning Commission adopted the motion.

3. Center Point ordinance – The Members continued their review of the proposed zoning ordinance. It was the consensus of the Members to prepare a list of questions to be submitted to John Kennedy, Project Consultant, for review and discussion at the December 10 Planning Commission meeting.

The Members commented on the provision of additional detail at Section 150-249.2; clarification on applicable structures at Section 150-249.3.A(4); clarification of the option selection procedure at Section 150-249.B; clarification on the award of a density bonus if one or more of the conditions at Section 150-249.5 are not applicable to a parcel; and, the provision of an illustration for lots less than three acres.

Amanda Zimmerman, Assistant Manager, will prepare a detailed list of Member comments, and forward this list to Mr. Kennedy for his review prior to the December meeting.

4. Public Comment

- Bob Andorn, Worcester Township, commented on the ability to hear Member comments, Community Hall’s public speaker system, and the Center Point Ordinance and the previously-proposed historic district ordinance.
 - Kevin Palmer, Ambler Borough, commented on the location of non-residential structures in the proposed Center Point ordinance. Charles Tornetta, Consultant to Mr. Palmer, commented on the permitted depth of non-residential structures.
5. December 10 Planning Commission meeting agenda – Mr. Ryan noted the December 10 Planning Commission meeting agenda included the review of a proposed stormwater ordinance, continued discussion on the proposed Center Point ordinance, and the review of an application to the Zoning Hearing Board.

ADJOURNMENT

There being no further business brought before the Board, Mr. Todd adjourned the meeting at 8:24 PM.

Respectfully Submitted:

Tommy Ryan
Township Manager