

**WORCESTER TOWNSHIP PLANNING COMMISSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490
THURSDAY, NOVEMBER 9, 2017, 7:30 PM**

CALL TO ORDER by Mr. Todd at 7:31 PM

ATTENDANCE

PRESENT:	GORDON TODD	[X]
	PAT QUIGLEY	[X]
	CHRIS DAVID	[X]
	TONY SHERR	[X]
	RICK DELELLO	[X]

1. October 26, 2017 Meeting Minutes – Mr. Sherr motioned to approve the October 26, 2017 Meeting Minutes, conditioned on corrections made to page 2, item 3, to denote that Mr. Rotondo made the motion, and to page 3, item 6, the capitalization of “stormwater”, second by Ms. Quigley. There was no public comment. By unanimous vote the motion was approved.
2. Center Point Village Zoning Ordinance – Charlie Schmehl, the Township’s Consultant Planner for the Center Point Village Zoning Ordinance Assessment, presented his recommendations for Member comment.

Ms. Quigley commented on the convenience store and gas use. Mr. Schmehl commented on the allowance of this use in an historic district, and noted controls needed to better site this use in these districts. Mr. Todd expressed his opposition to the gas pump use. Mr. DeLello commented on the use allowance under current Township Code, and the potential to more effectively control the use under the proposed ordinance. Ms. David expressed her opposition to the gas pump use. The consensus of the Members was to not include a convenience store and gas pump use in the proposed ordinance, and to revise current Township Code to address any development concerns on this front.

Ms. Quigley commented on methods to “break-up” the appearance of larger buildings and groups of buildings. Mr. Schmehl noted the use of different materials, staggered setbacks and breezeways.

The Members commented on multi-use structures. The consensus of the Members was to permit residential uses atop non-residential uses.

Mr. Todd commented on the residential density bonus. Mr. Schmehl noted the allowance of 1.75 dwelling units per acre, when utilizing certain bonus criteria, was appropriate. Mr. Schmehl commented on the location of preserved open spaces on larger parcels.

Mr. Schmehl commented on major home occupations in larger dwelling units. Mr. Todd commented on owner-occupation requirements at these units.

Mr. DeLello commented on the permitted residential density and the percentage of open space the Township may require to be preserved. Mr. Schmehl noted the Township Solicitor need review this matter.

Mr. Todd commented on the location of the proposed townhome units at the Palmer property. Mr. Schmehl noted that, based on the concept plan, a good portion of these units will be hidden from the Valley Forge Road and Skippack Pike viewsheds given existing topography and the proposed non-residential structures, respectively. Mr. Schmehl noted architectural features that may be utilized to further soften the impact of these buildings.

Ms. David commented on open space encumbered by wetlands. Mr. Schmehl noted these areas should be credited toward the open space requirement, but recommended this be calculated at a discounted rate to be established by the Township.

Mr. DeLello commented on permitted building height for non-residential structures. Mr. Schmehl recommended a forty-five foot height limit, so to allow for a third story.

There was general discussion regarding appropriate yield for residential uses.

Jim Mollick, Worcester, commented on the viability of the proposed ordinance, current and past planning efforts and expenses, the allowance of a convenience store and gas use, current development in other municipalities, and Supervisor-Elect DeLello serving on the Planning Commission.

E. Van Rieker, Consultant for the owners of the Palmer property, commented on the allowance of a convenience store and gas use. Mr. Rieker noted the utilization of fencing, knee walls, period-appropriate street lamps, canopies, berms and landscaping. Mr. Rieker stated his client was agreeable to residential density of 1.75 dwelling units per acre, with a total yield of 85 dwelling units at the property.

Kim David, Worcester, commented on mixed-use development, and on the convenience store and gas use.

Michelle Greenawalt, Worcester, commented on the convenience store and gas use, and on Supervisor-Elect DeLello serving on the Planning Commission.

Mr. Schmehl will revise his assessment to incorporate comments at this evening's meeting, and he will present the assessment at a future Board of Supervisors meeting.

3. Stony Creek Village (LD 2017-10) – Carl Weiner, Attorney for the Applicant, provided an overview of a proposed Final Plan of land development for an office, restaurant and retail development at Township Line Road and North Wales Road. Mr. Weiner commented on relief previously-granted by the Zoning Hearing Board.

Joe Nolan, Township Engineer, confirmed the proposed Final Plan and the approved Preliminary Plan were identical as to right-of-way and associated frontage improvements.

Dean Carr, Traffic Engineer for the Applicant, commented on trip generation, site access at North Wales Road, and possible improvements to Township Line Road recently proposed by PennDOT.

Ms. Quigley motioned to recommend the Board of Supervisors approve the Stony Creek Village Final Plan of land development as presented, and conditioned upon the Applicant's compliance with the most recent review letters, second by Mr. Sherr.

Kim McClintock, Worcester, commented on the property's lot area, right-of-way at the North Wales Road frontage, proposed Township Line Road improvements, site lighting, existing vegetation, proposed berms, and sidewalks at the North Wales Road frontage. Sharon Hoffman, Worcester, commented on traffic volumes on North Wales Road.

By unanimous vote the motion was approved.

4. December 14 Planning Commission Meeting Agenda – At its December 14, 2017 meeting the Planning Commission will discuss the Meadowood Grove land development (LD 2017-05) and the Montgomery County / Rothenberger subdivision (LD 2017-11). The Planning Commission may also review the 2044 Berks Road subdivision (LD 2016-05), if this revised plan is received by the Township, or if a review period extension is not received.
5. Other Business – There was no other business discussed at this evening's Business Meeting.

PUBLIC COMMENT

- Dr. Mollick commented on Supervisor-Elect DeLello serving on the Planning Commission.

ADJOURNMENT

There being no further business before the Planning Commission, Mr. Todd adjourned the meeting at 9:10 PM.

Respectfully Submitted:

Tommy Ryan
Township Manager