

**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

Worcester Twp



- Abc Site Names
- Abc Addresses
- Dev Par
- Streets
- ParcelHighlight
- Parcels
- Twp Bndry





CKS Engineers, Inc.
88 South Main Street
Doylestown, PA 18901
215-340-0600 • FAX 215-340-1655

Joseph J. Nolan, P.E.
Thomas F. Zarko, P.E.
James F. Weiss
Patrick P. DiGangi, P.E.
Ruth Cunnane
Michele A. Fountain, P.E.

December 4, 2017
Ref: # 7510

Township of Worcester
1721 Valley Forge Road
PO Box 767
Worcester, PA 19490-0767

Attention: Tommy Ryan, Township Manager

Reference: Montgomery County / Rothenberger Subdivision (LD 2017-11)

Dear Mr. Ryan;

I am in receipt of the Township's memorandum requesting my review of a minor subdivision prepared by Montgomery County for the Rothenberger property at 2865 Skippack Pike. The subdivision plan consists of one (1) sheet, is dated October 6, 2017, and has been prepared by Bursick Engineers, for Montgomery County. The plans show the subdivision of the existing parcel totaling 2.15 acres into two (2) lots. Proposed Lot No. 1 will be retained by the existing property owner. Lot No. 2 will be conveyed to Montgomery County, which currently owns all of the properties surrounding the lot, with the exception of the PECO Right-of-Way. No development of either lot is proposed as part of this subdivision.

The proposed subdivision was also subject to a Zoning Hearing Board review (No. 2017-03) which was granted to Montgomery County and Allen and Kim Rothenberger by order dated April 18, 2017. This zoning decision allowed for a change of non-confirming use of the existing wood working and manufacturing use to a warehouse storage use by the County.

I have reviewed this subdivision plan for conformance with the code of Worcester Township, and offer the following comments:

1. Reference to the zoning hearing board decision should be added to the subdivision plan.
2. The County currently owns parcels surrounding proposed Lot 2, however on the subdivision plan, the information provided lists the Rothenberger's as owning

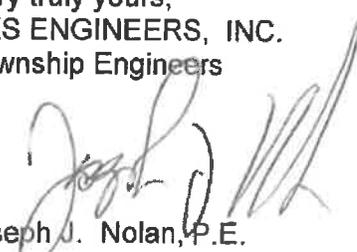
December 4, 2017
Ref: # 7510
Page 2

these properties. The proper ownership should be designated on the plan to eliminate the issue regarding all lots having frontage on public streets. This is not an issue if the adjacent properties are owned by the same owner.

3. An access easement is proposed along Lot 1 for Lot 2. A copy of the executed access agreement should be provided to the Township to verify that this access easement has been obtained by the County.
4. The existing properties is accessed from Skippack Pike. This paved driveway does cross the existing PECO Right-of-Way. It is assumed that an access easement currently exists for this property. The applicant should verify that the subdivision of the property will not impact the access easement across the PECO Right-of-Way, and that access to Lot 2 will also be allowed under the existing access easement agreement.
5. The Township's transportation consultant has issued a letter dated December 1, 2017. All applicable comments set forth in that review letter should also be addressed by the Applicant's Engineer in conjunction with finalizing this subdivision plan.

The above represents all comments on this subdivision plan submission. Please contact this office if you have any questions or need any further assistance on this project.

Very truly yours,
CKS ENGINEERS, INC.
Township Engineers



Joseph J. Nolan, P.E.

JJN/paf

cc: Robert Brant, Esq. Township Solicitor
Tom Bonner, Montgomery County
File



McMAHON ASSOCIATES, INC.
425 Commerce Drive, Suite 200
Fort Washington, PA 19034
p 215-283-9444 | f 215-283-9446

December 1, 2017

Mr. Tommy Ryan
Township Manager
Worcester Township
1721 Valley Forge Road
P.O. Box 767
Worcester, PA 19490

PRINCIPALS
Joseph W. McMahon, P.E.
Joseph J. DeSantis, P.E., PTOE
John S. DePalma
William T. Steffens
Casey A. Moore, P.E.
Gary R. McNaughton, P.E., PTOE

ASSOCIATES
John J. Mitchell, P.E.
Christopher J. Williams, P.E.
R. Trent Ebersole, P.E.
Matthew M. Kozsuch, P.E.
Maureen Chlebek, P.E., PTOE
Dean A. Carr, P.E.

RE: **Traffic Review #1**
Rothenberger Minor Subdivision (LD 2017-11)
Worcester Township, Montgomery County, PA
McMahon Project No. 817832.11

Dear Tommy:

Per the request of the Township, McMahon Associates, Inc. (McMahon) has prepared this comment letter, which summarizes our initial traffic engineering review of the proposed subdivision to be located to the north of West Skippack Pike (S.R. 0073) and east of Landis Road in Worcester Township, Montgomery County, PA. It is our understanding that the proposed subdivision will consist of subdividing a larger lot on the lands of Alvin K. Rothenberger, Jr. (67-00-03238-11-5) into two smaller lots (lots 1 and 2). The existing single-family home is proposed to remain on Lot 1 while no development is proposed on Lot 2 which is intended to be conveyed to Montgomery County. Access to Lot 1 will continue to be provided via the existing driveway to West Skippack Pike (S.R. 0073) while access to Lot 2 will be provided through an access easement on Lot 1.

The following document was reviewed and/or referenced in preparation of our traffic review:

- Minor Subdivision Plan for the Rothenberger Property, prepared by Bursich Associates, dated October 6, 2017.

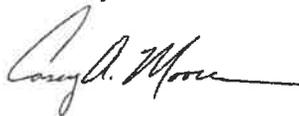
Upon review of the subdivision plan, McMahon offers the following comments for consideration by the Township and action by the applicant:

1. A portion of the driveway serving Lots 1 and 2 is located on the adjacent property to the south which is owned by PECO. The applicant should provide documentation that legally-permitted access to this property is permitted in the current access location through joint access or access easement.

2. It should be noted that there is currently a large building just west of the proposed Lot 2 and it appears as though the proposed western property line for Lot 2 is located through an entrance door/building area of this building that may extend across the property line. The applicant should provide details on what the County is proposing to do in the future with Lot 2 and how access to the existing building to the west of proposed Lot 2 will be provided once the land is subdivided.
3. Adequate sight distance measurements must be provided on the plans for the existing driveway to Lots 1 and 2 as required by **Section 130-16.E(5) of the Subdivision and Land Development Ordinance**. The sight distance was measured in the field at the existing driveway to proposed Lots 1 and 2 and it appears that the sight distance currently satisfies the minimum safe stopping sight distance or greater for all ingress and egress movements.
4. This proposed subdivision alone is expected to have minimal impact on traffic operations in the area. However, if development on either lot occurs in the future, a more detailed review of the site will be conducted and additional comments could be raised at that point.
5. Since West Skippack Pike (S.R. 0073) is a State Roadway, a State Highway Occupancy Permit will be required for any modifications to the West Skippack Pike driveway. The Township must be copied on all plan submissions and correspondence between the applicant, PennDOT and the County, and invited to any and all meetings between these parties.

We trust that this review letter responds to your request. If you or the Township have any questions, or require clarification, please contact me.

Sincerely,



Casey A. Moore, P.E.
Vice President & Regional Manager

BMJ/CAM

cc: Joseph Nolan, P.E., Township Engineer
Bob Brant, Esq., Township Solicitor
Dane Moyer, Bursich Associates (Applicant's Surveyor)

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

VALERIE A. ARKOOSH, MD, MPH, CHAIR
KENNETH E. LAWRENCE, JR., VICE CHAIR
JOSEPH C. GALE, COMMISSIONER



**MONTGOMERY COUNTY
PLANNING COMMISSION**

MONTGOMERY COUNTY COURTHOUSE • PO Box 311
NORRISTOWN, PA 19404-0311
610-278-3722
FAX: 610-278-3941 • TDD: 610-631-1211
WWW.MONTCOPA.ORG

JODY L. HOLTON, AICP
EXECUTIVE DIRECTOR

December 6, 2017

Mr. Tommy Ryan, Manager
Worcester Township
1721 Valley Forge Road—Box 767
Worcester, Pennsylvania 19490

Re: MCPC #17-0258-001
Plan Name: Rothenberger Subdivision
(2 lots comprising 2.15 acres)
Situate: Skippack Pike (east)/Shearer Road (south)
Worcester Township

Dear Mr. Ryan:

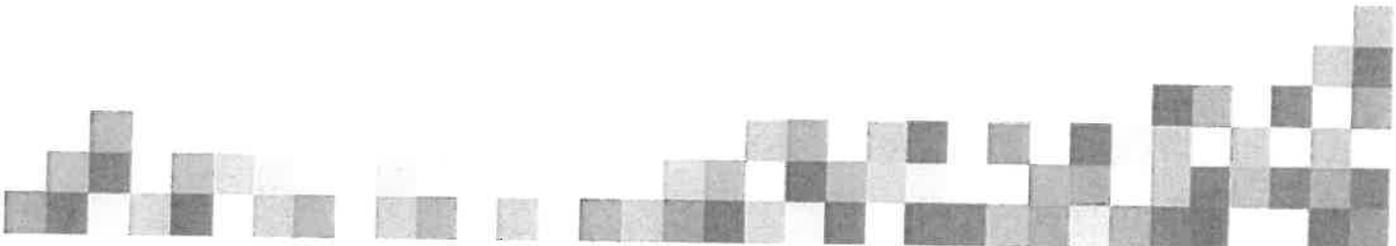
We have reviewed the above-referenced land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on November 6, 2017. We forward this letter as a report of our review.

BACKGROUND

The applicant has proposed to subdivide one parcel into two parcels at a site on West Skippack Pike in Worcester Township. The site is located in the Township's Land Preservation District (LPD). Proposed lot 1 is 53,847 square feet (gross) and proposed lot 2 is 39,643 square feet. There is a proposed access easement located in proposed lot 2 which is 7,484 square feet in size. This easement would give access to Skippack Pike from proposed lot 2. There is an existing paved driveway on the side that connects both lots.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal without further comment as it meets the requirements of the LP District.



CONCLUSION

We wish to reiterate that MCPC supports the applicant's proposal without comment as it meets the requirements of a minor subdivision plan in the LP District.

Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files.

Sincerely,



Jamie Magaziner, Planner II

JMagazin@montcopa.org - 610-278-3738

c: Montgomery County, Applicant
Tom Bonner, Applicant's Representative
Gordon Todd, Chrm., Municipality Planning Commission

Attachments: 1. Aerial View of Site
2. Reduced Copy of Plan



Rothenberger Subdivision
170258001

Montgomery
County
Planning
Commission
Montgomery County Courthouse - Planning Commission
PO Box 311 • Leesport, PA 19644-0311
p) 610.278.3722 • f) 610.278.3941
www.montcopa.org/plancom
Year 2015 aerial photography provided by the
Delaware Valley Regional Planning Commission



