

**WORCESTER TOWNSHIP PLANNING COMMISSION MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490  
THURSDAY, DECEMBER 14, 2017, 7:30 PM**

**CALL TO ORDER** by Mr. Todd at 7:33 PM

**ATTENDANCE**

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

1. November 9, 2017 Meeting Minutes – Mr. Sherr motioned to approve the November 9, 2017 Meeting Minutes as presented, second by Ms. David. There was no public comment. By unanimous vote the motion was approved.
2. Montgomery County / Rothenberger (LD 2017-11) – Tommy Ryan, Township Manager, provided an overview of Zoning Hearing Board approval for a change in non-conforming use at this property, and he noted the conditions to this approval.

Michael Stokes, Montgomery County, commented on the land acquisition history at the Peter Wentz Farmstead, and the proposed uses to be located at that portion of the Rothenberger property to be acquired by the County. Mr. Stokes provided an overview of the proposed subdivision, and the consolidation of parcels.

Tom Bonner, Montgomery County, noted the Applicant will comply with all comments in the standing review letters. Mr. Bonner noted the Applicant and PECO will establish an access easement that encompasses the existing driveway.

Rick DeLello commented on the consolidation of parcels. Mr. Bonner noted the consolidation of the County-owned parcels, as required by the Zoning Hearing Board approval, and he spoke to the potential consolidation of the Rothenberger-owned parcels.

Mr. Sherr motioned to recommend the Board of Supervisors approve the Preliminary/Final plan of subdivision for the Montgomery County / Rothenberger subdivision, conditioned upon the Applicant's compliance with the most recent review letters, second by Ms. Quigley.

Michelle Greenawalt, Worcester, commented on the benefits of the proposed subdivision.

By unanimous vote the motion was approved.

3. Center Square Golf Course (LD 2017-12) – Mr. Ryan commented on the July 2017 Stipulation Agreement for this development, the proposed addendum to the Agreement to be considered by the Board of Supervisors at the December 20 Business Meeting, the status of plan submission, and plan components to be reviewed by the Planning Commission.

Mr. Ryan noted the Planning Module Component 4A was reviewed by staff and the Township Engineer, and was ready for Planning Commission consideration. Mr. Ryan noted Component 4B and Component 4C had been approved by the Montgomery County Planning Commission and the Montgomery County Health Department, respectively.

Mr. DeLello commented on Valley Green Wastewater Treatment Plant capacity to accommodate the proposed development, and future connections to neighboring properties.

Mr. Sherr motioned to approve the Planning Module Component 4A for the Center Square Golf Course subdivision, second by Ms. Quigley. There was no public comment. The motion passed 4-1, with Mr. Rotondo voting no.

4. January 25 Planning Commission Meeting Agenda – At its January 25, 2018 meeting the Planning Commission will discuss the Meadowood Grove land development (LD 2017-05) and the Center Square Golf Course subdivision (LD 2017-12). The Planning Commission may also review the 2044 Berks Road subdivision (LD 2016-05) and the Palmer subdivision (LD 2017-01), if these revised plans are 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**

- Ms. Greenawalt commented on the efforts of the Center Square Golf Course developer and neighboring property owners to address buffer and sanitary sewer issues.

## **ADJOURNMENT**

There being no further business before the Planning Commission, Mr. Todd adjourned the meeting at 8:08 PM.

Respectfully Submitted:

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Tommy Ryan  
Township Manager