

**WORCESTER TOWNSHIP PLANNING COMMISSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490
THURSDAY, DECEMBER 8, 2016, 7:30 PM**

CALL TO ORDER by Mr. Todd at 7:32 PM

ATTENDANCE

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

1. November 10, 2016 Meeting Minutes – Mr. Rotondo motioned to approve the November 10, 2016 Meeting Minutes, amended to correct language regarding (1) proposed trees for native species, (2) a Member’s opposition to sidewalks at Whitehall Estates, and, (3) clarification of the reason for a Member’s abstention from a vote, second by Mr. DeLello. There was no public comment. By unanimous vote the motion was approved.
2. Meadowood Master Plan Update – Tim Woodrow, Engineer for Meadowood Senior Living, provided an overview of efforts underway to update the retirement community’s Master Plan, and provided an overview of Master Plan components.

Mr. Woodrow noted improvements currently under construction, including the development of an aquatic therapy center and the expansion of a dining area.

Mr. Woodrow commented on several potential improvements at the property, including the upgrade of courtyards and the development of independent-living hybrid units at the northeast portion of the property. Mr. Woodrow also noted the potential development of a marketing suite, parking area additions and expanded administrative offices.

Mr. Woodrow commented on the possible realignment of the main entrance at Skippack Pike, so that this is opposite of Hollow Road, and he noted the potential to install a traffic signal at this location. Mr. Woodrow commented on the development of the Valley Forge emergency access to allow right-in and right-out movements at this location.

Mr. Woodrow provided an overview of a proposed off-road trail to parallel the community’s loop road, and potential trail connections to neighboring properties.

Mr. Woodrow commented on the possible construction of an event auditorium and a theatre at the Schultz Center.

Mr. Woodrow commented on the installation of an additional emergency generator.

Mr. Woodrow commented on the possible construction of a memory care unit at a portion of the property to be determined.

Ms. Quigley commented on stormwater management facilities to be provided for the proposed improvements.

Mr. Todd commented on community walkability. Mr. Woodrow noted the development of trails at this property, and potential trail connections to neighboring properties.

Mr. DeLello commented on the master plan and development process. Mr. Woodrow stated Meadowood is updating its Master Plan and presenting this information to the Township in effort to improve communication open about possible improvements.

Ms. Quigley commented on traffic signal warrants at Skippack Pike. Joe Nolan, Township Engineer, stated warrants did not exist when this location was last studied in 2008, and he noted that a new study must be conducted.

Mr. Rotondo commented on the amount of existing and proposed impervious surface at the property. Mr. Woodrow noted the existing and proposed impervious surface totals are less than that allowed by Township Code. Mr. Rotondo commented on stormwater issues at neighboring properties, and support service demands for the aging population.

3. Coughlin (LD 2016-07) – Kirk Clauss, Engineer for the Applicant, provided an overview of a proposed three-lot subdivision at 1631 Kriebel Mill Road. Mr. Clauss stated the Applicant will comply with all items noted in the Township Engineer’s November 23, 2016 review letter.

Mr. Clauss noted a change to provide a shared driveway for proposed Lot 2 and Lot 3. Mr. Clauss noted that Lot 1 would be served by the existing driveway until it is subdivided, at which time the shared driveway would be improved and extended to service these new lots.

Mr. Clauss noted a portion of the existing driveway would be shifted away from the property line so to provide an expanded area in which buffer materials may be planted.

Mr. Clauss provided an overview of requested waivers, which include the installation of perimeter landscaping and other lot landscaping, the construction of curbs and sidewalks, and road widening.

Mr. Todd commented on the easement at the existing driveway. Mr. Clauss stated that no additional driveway connections would be permitted, and only Lot 1 would be served by the existing driveway.

It was the consensus of the Planning Commission that the Applicant revise the plan to address the items included in the Township Engineer’s November 23, 2016 review letter,

and to incorporate the revisions noted at this evening's meeting. Mr. Clauss confirmed the Applicant would provide the required extension to the 90-day review period.

4. 2017 Projects – The Members discussed potential planning projects for the coming year.

Mr. Ryan provided an overview of distributed antenna systems, and the growing challenge these systems present to municipalities.

It was the consensus of the Members to prepare ordinances that address distributed antenna systems and bamboo growth.

5. 3330 Water Street Road – Mr. Ryan provided an overview of a Planning Module submission for a proposed on-lot system to be installed at 3330 Water Street Road.

Mr. Sherr motioned to approve the Planning Module submission for a proposed on-lot system to be installed at 3330 Water Street Road, second by Ms. Quigley. There was no public comment. By unanimous vote the motion was approved.

6. Sparango Construction Co. (LD 2016-05) – The Applicant was not present at this evening's meeting.

Mr. Ryan noted the 90-day review period expires on January 31, 2017. Mr. Ryan stated this does not allow the Planning Commission to review the plan again before the Board of Supervisors is required to consider the plan for approval.

Mr. Sherr motioned to deny the Preliminary Plan for Sparango Construction Co, due to the 42 comments and deficiencies noted in the Township Engineer's November 11, 2016 review letter, second by Mr. Rotondo. There was no public comment. By unanimous vote the motion was approved.

If the Applicant provides an extension to the 90-day review period, this application will return to the Planning Commission at a future meeting.

7. January 26, 2017 Meeting Agenda – The Planning Commission will reorganize, and will review the Coughlin subdivision, and possibly the Sparango Construction Co. subdivision. The Planning Commission will also discuss the proposed Center Point Village Zoning Ordinance, and other matters that warrant attention.

PUBLIC COMMENT

- Bob Andorn, Worcester, commented on the availability of draft meeting minutes, and Board of Supervisors consideration of the proposed Center Point Village Zoning Ordinance.

- Bill Goulding, Worcester, commented on the ownership of the Stony Creek Farms pump station, as-built plans for sanitary sewer facilities at this community, and ongoing efforts to resolve issues as to the proposed Whitehall Estates development.

ADJOURNMENT

There being no further business before the Planning Commission, Mr. Todd adjourned the meeting at 8:44 PM.

Respectfully Submitted:

Tommy Ryan
Township Manager