

**WORCESTER TOWNSHIP PLANNING COMMISSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490
THURSDAY, FEBRUARY 23, 2017, 7:30 PM**

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

ATTENDANCE

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

1. February 9, 2017 Meeting Minutes – Ms. David motioned to approve the February 9, 2017 Meeting Minutes, second by Mr. DeLello. There was no public comment. By unanimous vote the motion was approved.
2. Whitehall Estates Planning Module – Joe Nolan, Township Engineer, provided an overview of the Planning Module Component 4A review process.

Rolph Graf, Engineer for the Applicant, commented on the sanitary sewer planning process. Mr. Graf noted additional sanitary sewer improvement specifications will be included on the Final Plan submission for this proposed subdivision.

Mr. Sherr commented on the scope of Planning Commission review at this point in the entitlement process.

Ms. Quigley commented on the Planning Commission including additional information in its Planning Module review.

Mr. Nolan stated that, after the Planning Module was completed, the application would be made available for a 30-day public inspection period, after which the Board of Supervisors would consider a resolution to submit the application to the Pennsylvania Department of Environmental Protection.

Mr. Nolan reviewed individual questions listed on the Planning Module Component 4A form.

Mr. DeLello commented on Planning Commission reviews and the approval process. Mr. Ryan noted the Applicant was working with Stony Creek Farm community representatives to address the sanitary sewer connection proposed to be made at Brindle Court. Mr. Nolan noted the Applicant will be required to provide this executed easement prior to the

Planning Module being submitted to the Pennsylvania Department of Environmental Protection.

Mr. Sherr recommended Planning Module Component 4A form include a note stating the Applicant need comply with all items noted in the Township Engineer's February 16 review letter.

Mr. Sherr motioned to authorize the Chairman to sign the Planning Module Component 4A, as discussed at this evening's meeting, second by Ms. Quigley. By unanimous vote the motion was approved.

Cheryl Brumbaugh, Worcester, commented on the sanitary sewer line installation at the Stony Creek Farms community, and potential disturbance to property landscaping.

3. Center Point Village Zoning Ordinance – Mr. Todd noted three primary areas of review – required open space and permitted density, the CPV-2 portion of the district, and consideration of additional areas for mixed-use preservation development.

Mr. Todd commented on the convenience store use, gas pumps and the number of gas pumps appropriate for the Village. Mr. Todd commented on the possible reuse of the Palmer property's existing structures, and potential revisions to the bubble plan.

Mr. Sherr commented on the scope of Planning Commission review and comments. Mr. DeLello recommended the Planning Commission review permitted residential density, and the appropriate scale of non-residential development at the Palmer property.

Mr. Todd commented on additional architectural requirements, and the possible creation of an architectural review board. Mr. Todd commented on building height, residential density, the density bonus structure, and the status of the Village's pre-1940 dwellings.

There was discussion on the development of a request for proposals (RFP) for professional planning assistance. It was the consensus of the Members to prepare a draft RFP that requires an assessment of existing Township Code relative to the Center Point Village Vision Plan objectives, and an assessment of the proposed ordinance relative to the Center Point Village Vision Plan objectives.

In addition, the RFP will require the planner to recommend which document – the Township Code or the proposed ordinance – should be revised in order to best achieve the Center Point Village Vision Plan objectives.

Lastly, the RFP will request planner comment on certain topics, including permitted residential density, non-residential scale, and gas station and convenience store options.

Mr. Ryan will draft a RFP for Planning Commission review and comment prior to the March 15 Joint Meeting with the Board of Supervisors.

4. Bamboo ordinance – Ms. Quigley motioned to table discussion on a proposed Bamboo ordinance to a future Planning Commission meeting, second by Mr. Todd. There was no public comment. By unanimous vote the motion was approved.

PUBLIC COMMENT

- Bob Andorn, Worcester, commented on walkability throughout the community and in the Center Point Village area, development restrictions in the proposed Center Point Village Zoning ordinance, the ordinance development process, and Growing Greener provisions of the Township Code.
- Scott Ryan, Worcester, commented on the development of the proposed Center Point Village Zoning ordinance, bubble plan property designations, and areas in Center Point Village suitable for higher-density residential development.

ADJOURNMENT

There being no further business before the Planning Commission, Mr. Todd adjourned the meeting at 9:22 PM.

Respectfully Submitted:

Tommy Ryan
Township Manager