

WORCESTER TOWNSHIP
PLANNING COMMISSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
1031 VALLEY FORGE ROAD
WORCESTER, PA

Thursday, February 26th, 2015 7:30 P.M.

CALL TO ORDER

The regularly scheduled meeting of the Planning Commission was called to order by Mr. Gordon Todd at 7:36 P.M.

ATTENDANCE

PRESENT:

Mr. Gordon Todd	Chairman
Mr. Douglas A. Rotondo	Secretary
Ms. Chris David	Member
Ms. Tiffany M. Loomis	Director of Planning & Zoning
Mr. Brandon Rudd	Township Planning Consultant, Montgomery County Planning Commission

ABSENT:

Ms. Pat Quigley	Vice Chairman
Mr. Anthony R. Sherr	Member

GUESTS:

None

1. VILLAGE PLANNING:

- CENTER POINT VILLAGE ZONING

Mr. Brandon Rudd introduced the Center Point Village Zoning. He provided packets to further illustrate the direction the zoning is being developed under.

Reviewed Center Point Village Planning Packet per question by Michelle Jackson-Greenwalt.

Mixed Use preservation, institutional, open space, commercial 1 & 2 will be addressed in conjunction with the bubble plan.

Conditional Use will be a function of the zoning.

The following standards apply:

- Incentivize the reuse of existing buildings
- Maintenance of rural character
 - Architectural Design Standards
- A walkable and human scale streetscape
 - Limit size of buildings
 - Encourage façade variation
 - Façade orientation toward the street
 - Regulate distance of building from the street

- Parking located in the rear of the lot
 - Landscaping
- A variety of housing types and businesses
 - Require mix
 - Reference bubble plan from Vision Plan (p. 22)
- Density focused at the center of the village, tapering off as you go farther out
- Development of trails and open space
 - Require interconnection
 - Open space standards
- Common driveways and interconnected parking
 - Develop shared parking standards
 - Require cross-easements

Mr. Todd inquired if this is a method that is used in other Townships. Mr. Rudd explained that other Townships have used this model before.

Mr. Todd referenced the Township's comprehensive plan and if this would be a receiving district TDR's. Mr. Rudd requested that this ordinance be written as a standalone. The TDR ordinance would need to be amended and then this area would be a receiving district.

Questions and discussion ensued regarding TDR's.

Doug inquired as to what a cross-easement is. Mr. Rudd explained this would involve the rear parking lot.

Ms. David inquired about the distance of the building from the street and what the standard should be. Mr. Rudd explained that the buildings need to be much closer than they currently are.

Ms. David inquired about buffering between the sidewalk and street to be a requirement. Mr. Rudd explained that this is the direction that the standard is going. He is currently in the process of determining the specific standards. He is finding the common ground. Chris was looking for the general direction.

Discussion and questions ensued regarding buffering, sidewalks, and building placement in relation to where the road is. Mr. Rudd explained what a build to line is.

Mr. Todd stated that there will be an educational process. Mr. Rudd explained the process.

Mr. Ryan inquired how a simple home renovation would be affected if you are a part of the Center Point Zoning District. Will there be an effect on normal home owner. Mr. Rudd explained that this only affects a new land development application.

The zoning would be an underlying zoning and this will be a by-right overlay. The conditional use will dictate this process. The new process will only add to zoning. If something is already commercial those rights would not be affected.

Mr. Todd stated that this will be a little different than traditional zoning. He is looking forward to the educational process.

Mr. Ryan inquired about commercial zoning regarding the Ryan's property.

Mr. Andorn inquired as to what the Board of Supervisors approved and the overall process and cross-easements.

Mr. Todd & Mr. Rudd further clarified governmental procedure regarding the Master Plan Process.

Mr. Andorn is under the belief that this zoning would be more restrictive. Mr. Rudd explained that the conditional use dictates if the higher density would be allowed to be used.

Mr. Rudd explained this is done in real time, it will not overnight. It might take 10 years or 20 years from now.

Mr. Andorn inquired if the property owners affected are in favor of this project.

The bubble-map is a guideline. Mrs. Ryan is in agreement with the process.

Mr. Rudd explained that they want to add value and in no way take away from it and the overall process. He further clarified that the density has not yet been developed.

The overall plan was discussed amongst the public and Planning Commission.

Ms. David explained the incentive. Mr. Ryan inquired as to when the language will be actually be developed? It will take a few months.

Trails connections and etc... will apply to everything. The shopping center will be looked at first then standards will be proposed that apply to everything and to each quadrant.

2. **PLANNING COMMISSION AGENDA FOR MARCH 26th, 2015:**

- **CENTER POINT VILLAGE ZONING**

3. **APPROVAL OF MEETING MINUTES:**

A motion by Mr. Rotondo, seconded by Ms. David for the approval of the minutes for the meeting held on January 8th, 2015 as amended, was passed unanimously.

A motion by Mr. Rotondo, seconded by Ms. David for the approval of the minutes for the meeting held on December 11th, 2014 as amended, was passed unanimously.

4. **PUBLIC COMMENT**

None

5. **ADJOURNMENT**

There being no further business to come before this committee the meeting of the Worcester Township Planning Commission was adjourned by Mr. Todd at 8:58 P.M.