

**WORCESTER TOWNSHIP PLANNING COMMISSION MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490  
THURSDAY, FEBRUARY 9, 2017, 7:30 PM**

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

**ATTENDANCE**

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

1. January 26, 2017 Meeting Minutes – Mr. Rotondo motioned to approve the January 26, 2017 Meeting Minutes, amended to correct (1) page 2, “the lower coverage limit”, and (2) page 3, “Kim David”, second by Ms. Quigley. There was no public comment. By unanimous vote the motion was approved.
2. Center Point Village Zoning Ordinance – Mr. Todd noted the ordinance review comments included in his February 1 correspondence.

Mr. Todd noted possible revisions to the bubble plan, and the potential inclusion of additional mixed-use preservation areas. Mr. Todd commented on the proposed density for residential uses, and this being higher than that he had envisioned. Mr. Todd commented on the commercial development at the Palmer property.

Mr. DeLello commented on the Center Point Village Vision Plan, and the assignment tasked to the Planning Commission.

Ms. David commented on ordinances that yield development that is not complementary to the original intent of the ordinance. Ms. David commented on dwelling and building sizes relative to the development of a village atmosphere.

Ms. Quigley commented on striking a balance between enacting controls on development and providing for the economic viability of future projects.

Mr. DeLello commented on proposed density for residential uses, and the potential to index density to housing type. Ms. Quigley noted a professional planner might recommend the appropriate density for each housing type.

Ms. Quigley commented on building size, gas station canopies size and design, and the provision of drive-through facilities.

Mr. DeLello inquired as to uses that may be prohibited in the proposed CPV-1 district.

Ms. David commented on potential revisions to the sign ordinance, and the extent to which development in the Village would be subject to existing sign regulations.

Ms. Quigley noted the Members appeared to agree that smaller-scale development is appropriate for the Village, and she commented on additional consideration for density limits.

E. Van Rieker, Consultant for the owners of the Palmer property, commented on the size of the proposed commercial buildings, and on the proposed residential density, at this property. Mr. Rieker noted proposed open space areas, and he commented on the vehicular circulation around the buildings, and the option to screen these areas through the use of knee-walls and landscaping. Mr. Rieker commented on the number of fuel filling stations presently sought by convenience stores.

Bob Andorn, Worcester, commented on the proposed ordinance and Montgomery County Planning Commission ordinance preferences, revisions required before the ordinance moves to the Board of Supervisors, the flexibility of development standards, the number of fuel filling stations at convenience stores, and the location of a convenience store use at the Palmer property.

Mr. DeLello commented on desired scale, density and uses. He recommended the Planning Commission receive direction from the Board of Supervisors on these key concepts before developing more detailed regulations.

## **PUBLIC COMMENT**

- There was no additional public comment at this evening's meeting.

## **ADJOURNMENT**

There being no further business before the Planning Commission, Mr. Todd adjourned the meeting at 8:56 PM.

Respectfully Submitted:

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Tommy Ryan  
Township Manager