

**WORCESTER TOWNSHIP PLANNING COMMISSION
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
THURSDAY, MARCH 24, 2016 – 7:30 PM**

CALL TO ORDER by Ms. Quigley at 7:34 PM

ATTENDANCE

PRESENT:	GORDON TODD	[]
	PAT QUIGLEY	[X]
	CHRIS DAVID	[X]
	RICK DELELLO	[X]
	DOUGLAS ROTONDO	[X]
	ANTHONY SHERR	[]

1. 2568 Skippack Pike – Tommy Ryan, Township Manager, provided an overview of a proposed two-lot subdivision at 2568 Skippack Pike. Mr. Ryan noted Worcester Township owns the property, and he noted the Township sold the home at auction in October, 2015.

Mr. Rotondo made a motion to recommend the Board of Supervisors approve the proposed subdivision as presented. The motion was seconded by Ms. David.

There was no public comment.

The motion was approved, all ayes, 3-0.

2. Center Point Village Zoning Ordinance – Brandon Rudd, Montgomery County Planning Commission, provided an overview of the proposed zoning ordinance.

Mr. Rudd commented on the proposed CPU-1 and CPU-2 districts. Mr. Rudd discussed certain parcels' proposed densities and permitted uses, and he commented on the mixed use concept.

Ms. Quigley commented on the satisfaction of stormwater regulation, and about the proposed density bonus structure. Mr. Rotondo inquired about multi-family units. Mr. Rudd commented on the conversion of existing structures to multi-family dwelling units.

There was considerable discussion on the manner whereby the density bonus is calculated, and in specific whether it is advantageous to the Township to arrange this calculation by a tiered system or a points system.

Charles Tornetta, Consultant to the Palmer family, owners of land in the proposed zoning district, commented on the permitted depth for commercial development from the roadway.

There was general discussion regarding an appropriate depth, and whether this area should be measured from the center line or from the ultimate right-of-way line. Mr. Rudd will review this issue.

Discussion on this matter will continue at the April 28 Planning Commission meeting.

3. February 25, 2016 Planning Commission meeting minutes – This matter was tabled until the April meeting.
4. Zoning Hearing Board applications – Mr. Ryan provided an overview of Zoning Hearing Board 16-04, Church of the Nazarene. Mr. DeLello inquired the improvements to be constructed.

It was the consensus of the Planning Commission to take no position on this application.

5. Grant application – Mr. Ryan provided an overview of a proposed grant application to the Pennsylvania Department of Conservation and Natural Resources for improvements to Defford Road Park. Mr. Ryan noted the proposed improvements included a pedestrian trail and bridge and naturalized basin. The trail will connect the Worcester Acres development to the shopping center on Skippack Pike.

Ms. David inquired as to the County Planning Commission's perspective on that proposed, and Rudd stated the County was supportive of that proposed.

Mr. Rotondo made a motion to support the Township's grant application to the Pennsylvania Department of Conservation and Natural Resources for improvements to Defford Road Park. Ms. David seconded the motion.

There was no public comment.

The motion passed all ayes, 3-0.

6. April 28 Planning Commission meeting agenda items – At the April 28 Planning Commission meeting the Members will continue review of the proposed Center Point Zoning ordinance, review a sketch plan for 1631 Kriebel Mill Road, consider any applications submitted to the Zoning Hearing Board, and address any other item that may come before the Planning Commission.
7. Public Comment
 - Tim Creelman, Worcester, commented on sanitary sewer service at the proposed Whitehall Estates subdivision. Mr. DeLello noted the Planning Commission is an

advisory group to the Board of Supervisors. There was general discussion on the subdivision and sewage planning process.

ADJOURNMENT

There being no further business brought before the Board, Ms. Quigley adjourned the meeting at 9:01 PM.

Respectfully Submitted:

Tommy Ryan
Township Manager