

**WORCESTER TOWNSHIP PLANNING COMMISSION  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, WORCESTER, PA  
THURSDAY, APRIL 28 2016 – 7:30 PM**

**CALL TO ORDER** by Mr. Todd at 7:31 PM

**ATTENDANCE**

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

1. Sketch Plan 16-01– Kurt Clauss, Project Engineer, provided an overview of a proposed three-lot subdivision at 1631 Kriebel Mill Road. Mr. Clauss noted the Coughlin family owns the property and wants to subdivide into three lots for their sons to build homes on the new lots in addition to improving the existing dwelling.

Ms. Quigley commented on the easement to the current driveway and the fifty foot easement between the two new lots. Ms. Quigley also inquired about future subdivision on the larger lot. Mr. Clauss commented there could be future subdivision on the larger lot but there are no plans at present.

Mr. Sherr commented on what lots would be included under the Growing Greener ordinance should the property be subdivided again and whether a waiver would be required for improvements for the entire frontage. Mr. Clauss responded that legal definition was required and a waiver would be requested. Mr. Rudd explained that all lots will count under the Growing Greener Ordinance.

Ms. David inquired about future trails on the property and easements needed for those trails.

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 CPV-1 and CPV-2 districts. Mr. Rudd discussed certain parcels' proposed densities and permitted uses, and he commented on the mixed use concept. He also discussed the proposed bonus point system and how it can be amended to fit what the Planning Commission deems appropriate bonuses and points.

There was considerable discussion on the manner whereby the density bonus is calculated, and what should be included in the new point system, which all were in favor of. Discussion of TDRs and how they would affect the point system were also discussed. The board

expressed a desire to ensure that the point system and old bonus system are equal in value and meet the intent everyone has in mind.

There was a discussion on the design of the proposed homes and how it would be nice to avoid the cookie cutter look. Additionally, discussion was held on the flexibility of the distance properties can be from the road.

Mr. Sherr inquired about the availability of capacity for the new homes and commercial units at the Valley Green Plant. Ms. Amanda Zimmerman, Assistant Township Manager, commented that the capacity is available and has been accounted for in future plans.

There was discussion and request to hold a joint meeting with the Board of Supervisors in June to go over the zoning ordinance. Ms. Zimmerman informed the Planning Commission that the plan was to move the zoning ordinance to the Board of Supervisors by September, 2016.

3. February 25, 2016 and March 24, 2016 Planning Commission meeting minutes – Mr. Sherr made a motion to approve the February 25, 2016 meeting minutes, revised to correct typos, (1) page 1, Section “shared” and “Mr. Sherr”. The motion was approved, all ayes, 4-0.

Ms. David made a motion to approve the March 24, 2016 meeting minutes, revised to correct typos, (1) page 1, section 2, “CPV-1 and CPV-2”. The motion was approved, all ayes, 4-0.

4. Zoning Hearing Board applications –There were no new applications submitted for review.
5. Grant application – Ms. Zimmerman provided an overview of a proposed grant application to the Montgomery County Planning Commission for improvements to Heebner Park. Ms. Zimmerman noted the proposed improvements included the installation of a green parking lot adjacent to the new soccer field.

Mr. Sherr made a motion to support the Township’s grant application to the Montgomery County Planning Commission for improvements to Heebner Park. Ms. David seconded the motion.

There was no public comment.

The motion passed all ayes, 4-0.

6. April 28 Planning Commission meeting agenda items – At the May 25 Planning Commission meeting the Members will continue review of the proposed Center Point Zoning ordinance, review land development plans for IBEW, Whitehall Estates, and 2750 Morris 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. Todd noted that the Planning Commission has not reviewed the plans yet and it would be advisable to come to next month's meeting. There was general discussion on the subdivision and sewage planning process.
- Cheryl Brumbaugh, Worcester, commented on the sanitary sewer service at the proposed Whitehall Estates, future connections to their sewer plant, and the preservation of basins, woods and rain gardens that the residents have worked hard to perfect.
- Susan Caughlin, Worcester, commented on the Center Point Village Zoning Ordinance and general discussion regarding various elements was discussed. The Planning Commission requested to continue discussion with the entire Board of Supervisors at a joint meeting.
- Charles Tornetta, Consultant for the Palmer Family, owners of land in the proposed zoning district, commented on his clients desire to see the zoning ordinance pass and to work with the Township to bring in businesses that will work for the market such as a convenience store with gas and a drug store. He also commented that TDRs hardly ever work for the good that is intended.

## **ADJOURNMENT**

There being no further business brought before the Board, Mr. Todd adjourned the meeting at 9:32 PM.

Respectfully Submitted:

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Amanda Zimmerman  
Assistant Township Manager