

WORCESTER TOWNSHIP
PLANNING COMMISSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
1031 VALLEY FORGE ROAD
WORCESTER, PA
Thursday, May 28th, 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 7:30 P.M.

ATTENDANCE

PRESENT:

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

ABSENT:

Ms. Pat Quigley	Vice-Chairman
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GUESTS:

Mr. Brennan Marion, Developer
Mr. John Kennedy, Representative of Developer

1. OUR FARM SKETCH PLAN

- THE PROPERTY IS COMPOSED OF THREE SEPARATE TAX PARCELS AND HAS A GROSS SITE AREA OF 111.93 ACRES. THE PROPERTY IS BOUNDED BY WHITEHALL RD, POTSHOP RD, AND BERKS RD. THE PLAN IS SUBMITTED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 150-110.3 OF THE TOWNSHIP ZONING CODE, WHICH DELINEATES THE REQUIREMENTS FOR A YIELD PLAN IN CONJUNCTION WITH DETERMINING THE DENSITY OF THE SUBJECT TRACT. THIS DENSITY WILL DEFINE THE MAXIMUM NUMBER OF DWELLING UNITS WHICH CAN BE UTILIZED IN CONJUNCTION WITH OPTION 1 OF THE CONSERVATION SUBDIVISION DEVELOPMENT ALTERNATIVE.

Mr. John Kennedy introduced the sketch plan. Homsher Hill is buying the property from 1600 Potshop Road.

Additionally, Mr. Kennedy has gone through an approval process regarding the Board of Supervisors allowing him to represent Homsher Hill and Gambone Company.

37 lots are being proposed at the Our Farm Estate.

Mr. Kennedy discussed the Township Engineer meeting regarding the waiver requests regarding a 22' feet cart way and a 44' feet right of way. The Township Engineer is in agreement with this standard.

The purpose of this evening is to re-introduce the project and the new applicant.

Mr. Todd inquired about a structure being removed.

Mr. Marion further explained as to why the structure is being removed. Mr. Rotondo explained how this is a specific land-marker and would be a considerable lost.

Mr. Todd commented that the barn is in decent shape. Mr. Kennedy explained that the structure has been stripped.

Mr. Todd admires the house along Whitehall.

Mr. Kennedy inquired about the overall standards regarding the reduced width streets.

Mr. Sherr inquired as to what other waivers would be required.

Further discussion and questions ensued.

The goal is to progress into the engineering step. .

2. **VILLAGE PLANNING**

- **CENTER POINT VILLAGE ZONING**

Mr. Brandon Rudd introduced the Zoning for Center Point Village Planning and have a public forum in September opposed to June 2015 due to vacation schedules wanting stakeholders and residents present. A general overview was given by Mr. Brandon Rudd, Mr. John Cover, and Mr. John Kennedy.

Mr. Todd is concerned about reviewing what is being proposed and when will the public will be reviewing the material.

Mr. Kennedy would like to present a more complete product to address working out density, mix, and residential.

3. **ZONING AMENDMENT ORDINANCE**

- **HISTORIC ORDINANCE**

5 more properties needed for the informational brochure. Mr. Todd requested that the Planning Commission be forwarded a list of who has responded yes to having their home featured in the brochure.

4. **PLANNING COMMISSION AGENDA FOR JUNE 25th, 2015 MEETING**

- **HISTORIC PRESERVATION ORDINANCE**
- **WILLOW CREEK FARMS, L.P – 3 LOT SUBDIVIISON**

- CENTER POINT VILLAGE PLANNING

5. **APPROVAL OF MEETING MINUTES:**

A motion by Mr. Rotondo, seconded by Ms. David, for the approval of the minutes for the meeting held on April 23rd, 2015 as amended, was passed unanimously.

6. **PUBLIC COMMENT**

Mr. Andorn commented on older structures close to the road, historic structures, demolition, and the big box development concept.

7. **ADJOURNMENT**

There being no further business to come before this committee, the meeting of the Worcester Township Planning Commission was adjourned by Mr. Gordon Todd at 8:36 P.M.