

**WORCESTER TOWNSHIP PLANNING COMMISSION
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
THURSDAY, JUNE 9, 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	[]

1. Land Development Plan 15-04: IBEW 3455 Germantown Pike–Bernadette Kearney, attorney for the applicant, noted the current review letters by CKS Engineers and McMahon Associates.

Mr. DeLello commented on dewatering time reduction.

Ms. Quigley made a motion to recommend preliminary/ final approval conditional upon CKS Engineers June 3, 2016 review letter. This motion was seconded by Rick DeLello. The motion was approved.

2. Center Point Village Zoning Ordinance – Mr. Todd commented on the open space requirements. Mr. DeLello commented on the bonus structure and transferrable development rights provisions (TDR). Ms. David also commented on open space (and how it is calculated), density housing systems, and historic structure preservation. Ms. Quigley commented on open space bonus calculations, streetscape features, woodland presentation standards, TDR provisions, trail development, and parcel consolidation. There was a general discussion regarding the point system and density bonus calculation. Mr. DeLello commented on parcel consolidation. Mr. Todd opened the meeting up for public comment.

3. Public Comment:

Winifred Hayes, Worcester, commented on uses both preferred and not preferred, preferred infrastructure improvements, viewsapes, walkability, village atmosphere, and historic structure preservation. Mrs. Hayes also commented on the “bubble plan”, access to the Palmer Tract, TDRs, architectural details, permitted density bonuses, the provision of multiple uses on a single lot, and the use of alleys in the rear yard.

Robert Andorn, Worcester, commented on the density bonus calculation, architectural detail restrictions, and the development of a zoning ordinance.

Charles Miller, Worcester, commented on traffic volume in the village, open space purchases in lieu of development, and livability in Worcester.

James Mollick, Worcester, commented on past development, Mrs. Hayes' earlier comments, scheduling of tonight's meeting, cancellation of the Planning Commission's June 23 meeting, development of the Center Point Zoning ordinance, revisions made to the ordinance, open space requirements, Growing Greener requirements, and trail requirement. Mr. Mollick also commented on development economics, standards for development, current Township Code requirements, the purpose of tonight's meeting, the proposed ordinance's intent, and the Planning Commission's objectives.

Joseph Granko, Worcester, commented on sidewalk provisions, historic structure preservation, and public sewer service.

Roberta Body, owner of Palmer Tract, commented on the Palmer property's zoning, open space calculation, the character of future development and preferred uses and density, family history, and achieving a "win-win" solution as to the development of this property. Ms. Body also commented on the location of commercial uses and higher-density residential uses, and the preservation of the existing farm house.

Robert Demeno, Worcester, thanked the Planning Commission members for their service. He also commented on traffic calming measures and infrastructure improvements.

Mrs. Hayes commented on traffic signal technology.

Mr. Todd commented on development standards that may be introduced in the Subdivision and Land Development portion of the Township code. He noted that the discussion will be continued at the Joint Meeting with the Board of Supervisors on June 15.

4. July 28, 2016 Agenda – At the July 28 Planning Commission meeting the Members will discuss the Center Point Village Zoning Ordinance, Sprango subdivision, and Fairview Village Church in addition to any other matters that may come before the commission.

ADJOURNMENT

There being no further business brought before the Board, Mr. Todd adjourned the meeting at 8:48 pm.

Respectfully Submitted:

Amanda Zimmerman
Assistant Township Manager