

WORCESTER TOWNSHIP
PLANNING COMMISSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
1031 VALLEY FORGE ROAD
WORCESTER, PA
Thursday, June 25, 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 7:32 P.M.

ATTENDANCE

PRESENT:

Mr. Gordon Todd	Chairman
Ms. Pat Quigley	Vice-Chairman
Mr. Douglas A. Rotondo	Secretary
Ms. Chris David	Member
Ms. Tiffany M. Loomis	Assistant Manager & Director of Planning and Zoning
Mr. Brandon Rudd	Township Planning Consultant, Montgomery County Planning Commission

ABSENT

Mr. Anthony R. Sherr	Member
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GUESTS

Mr. Andrew Smith	Applicant for Willow Creek Farms, L.P.
Mr. Edward Hughes	Representative for applicant
Mr. John Kolb	Representative for applicant

1. WILLOW CREEK FARMS, L.P.:

- 3-LOT SUBDIVISION BOUNDED BY STUMP HALL AND HOLLOW ROADS, TRANSECTED BY KRIEBEL MILL ROAD. THE TOTAL ACREAGE IS 138.325 ACRES. THE APPLICANT IS PROPOSING A TOTAL OF 3 LOTS.

Mr. Hughes presented the proposed three-lot subdivision plan. The applicant will comply with both review letter recommendations from the Montgomery County Planning Commission and CKS Engineers. Since this property was preserved through Montgomery County's Farmland Preservation Program, the Montgomery County Land Preservation Board will need to grant approval for this subdivision. No new construction is proposed. Each new lot meets the 50 acre minimum farm size that is required by the conservation easement placed on the property. None of these lots may be subdivided again.

Mr. Rotondo made a motion to recommend to the Board of Supervisors that the application receive preliminary/final approval contingent on following the recommendations of the Township Engineer and County Planning consultant. Ms. Quigley seconded the motion, and it was passed unanimously. The applicant requested that his application go before the Board of Supervisors for approval consideration at the July 15, 2015 meeting.

2. **VILLAGE PLANNING**

- CENTER POINT VILLAGE ZONING

Mr. Rudd said that there is nothing new to report on the proposed Center Point Village Master Plan. A formal public presentation to update everyone will occur in August or September.

3. **ZONING ORDINANCE AMENDMENT**

- HISTORIC ORDINANCE

Mr. Rotondo has obtained permission from a couple more property owners to use photos of their buildings in the township's brochure about resources for owners of historic structures/properties. A few more photos are needed. With the owners' permission, they should be sent to Mr. Rudd in JPG format, preferably 300 dpi resolution.

4. **PLANNING COMMISSION AGENDA FOR JULY 23, 2015 MEETING**

- The July 23, 2015 meeting will most likely be cancelled. There is nothing new or of any importance to discuss.

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 28th, 2015 as amended was passed unanimously.

6. **PUBLIC COMMENT**

Mr. Robert Andorn, Valley Forge Road Resident, had questions about his comments from the April 28, 2015 meeting, as they appeared in the minutes. He said there was an error in what he had said and asked that it be corrected. The Planning Commission agreed and corrected the minutes. Mr. Andorn also commented on the ability to hear what is being said by the Planning Commission and asked that the members speak into the microphones.

Mr. Andrew Smith inquired about the Center Point Village Master Plan. Mr. Rudd clarified that zoning language is being drafted for the Center Point Village Mater Plan.

Mr. Todd addressed the Our Farm sketch plan. The developer has decided to keep the farmhouse along Whitehall Road that was discussed at the May 28, 2015 meeting. It had been proposed for demolition. He said the developer would also be adding an equestrian trail along the edge of the property. The next submission for this project will be an official application.

Mr. Todd briefly addressed the Center Square Golf Club and the possibility of removing the section pertaining to nursing homes and life-care facilities from the zoning code.

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 8:00 P.M.