

**WORCESTER TOWNSHIP PLANNING COMMISSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490
THURSDAY, JULY 28, 2016, 7:30 PM**

CALL TO ORDER by Mr. Todd at 7:35 PM

ATTENDANCE

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

1. SK 16-04- 2044 Berks Road –Sparango Subdivision- Joseph Estock, engineer for the applicant, reviewed the proposed 8 lot subdivision and the yield plan for a 16 acre parcel on Berks Road in the AGR zoning district. Mr. Estock also discussed the public sewer option and where they would have to connect into Applewood Estates per a meeting with the Township engineer. Mr. Sherr requested that the sewer issue be resolved and approved by the Township Engineer. Mr. Estock also discussed the Township Growing Greener and the requirement to comply with it. There was a discussion between Mr. Estock and Mr. Todd about the “may” verses “shall” wording and a request for a legal interpretation was requested by the applicant and the Planning Commission. A discussion was had regarding the application of the Greener Ordinance and the available lot numbers with the ordinance.

Mr. Sherr had a question regarding the yield plan and the corner lot sizes, indicating that a waiver would be needed. There was a follow up discussion regarding the ability to have waivers under Growing Greener.

2. LD 16-05 3044 Germantown Pike- Fairview Village Church- Tim Woodrow, engineer for the applicant, provided an overview of the project, including that all necessary variances were already approved by the Zoning Hearing Board. Mr. Woodrow stated that the impact on density is low and the addition of this addition will have very little visual impact due to it closing a gap between classroom and sanctuary space.

Mr. Sherr asked about the notation in the Township engineer’s review about buffering, which Mr. Woodrow stated his clients will comply. There were no other comments from the Planning Commission

Mr. Sherr made a motion to approve Land Development 16-05 at 3044 Germantown Pike and send it before the Board of Supervisors. The motion was seconded by Mr. Rotondo, and was passed unanimously.

3. Agricultural Security Area- Amanda Zimmerman, Assistant Township Manager, explained the requirement to perform a review of the Township Agricultural Security Area. This review was just completed and the Planning Commission needs to grant their approval of the properties

remaining and the one property that will be removed. Mr. Todd made a motion to approve the list as presented. Mr. Sherr seconded and the motion was carried with a 5-0 vote.

4. Center Point Village Zoning Ordinance- Mr. Todd asked Mr. Rudd, Montgomery County Planning Commission, to add definitions to the ordinance, which will be added. There was a discussion on transferable development rights (TDRs) and value that should be given to them as a tool to encourage density. Additionally, a discussion on the market value for the TDRs. Additional discussion was had on the bonus structure, the type of bonuses, and the value of each bonus for density. Mr. Todd also discussed keeping SALDO related items in SALDO. Mr. DeLello commented on the importance of continuity of features such as curbs and sidewalks along the entire village area and that density is needed as the sustainability element, to which Ms. David agreed. Mr. Rudd requested that the board send him their thoughts on the bonuses so that he can synthesis their requests into one structure.

Mary Sparango, Worcester, commented on TDRs and their utilization when density warrants.

Roberta Bodey, Worcester, commented that the Palmer family will be having a plan designed for their property based on the zoning ordinance. They are hoping to have it for the August meeting.

James Mollick, Worcester, commented on TDRs, defacto open space deals, the need for continuity with sidewalk installation throughout the village, the ordinance's consistency with open space and Growing Greener, and how values were determined within the ordinance.

5. Approval of Meeting Minutes- Mr. Rotondo made a motion to approve the May 26, 2016 meeting minutes with the changes provided by Ms. David. The motion was seconded by Ms. David and approved unanimously.

Mr. DeLello made a motion to approve the meeting minutes for June 9, 2016 with the changes provided by Ms. David. Mr. Rotondo seconded the motion was approved unanimously.

6. August 25, 2016 Agenda- At the August 25 Planning Commission meeting the Members will continue review of Center Point Village Zoning.

PUBLIC COMMENT

- James Mollick, Worcester, inquired about the purpose of Growing Greener.
- Laurie Henrich, Worcester, commented on the concern about the easements for phase 3 of Stony Creek Farms and the legality of the easements, the concern about wildlife preservation with the potential sewer lines from Whitehall Estates, directional drilling for Whitehall Estates, and concerns that the developer will not fix anything the construction disrupts at Stony Creek Farms.
- Cheryl Brumbaugh, Worcester, commented on the two easements at Stony Creek Farms, inquired about the public ability to attend the September 8, 2016 Planning Commission meeting, Stony Creek Farms commercial properties' sewer lines and sewer plans, and

commented that Stony Creek Farms has obtained a TreeVitalize grant to plant 200 trees on this property.

- Tim Creelman, Worcester, commented on sheet 16 of Whitehall Estates plans regarding the sewer connection through Stony Creek Farms, commented on how directional drilling will not work, asked that the Planning Commission and Board reject the plans and make Whitehall Estates develop a plan that benefits Stony Creek Farms.
- Bill Goulding, Worcester, asked that members of the Planning Commission educate themselves on directional drilling prior to the September 8, 2016 meeting on Whitehall Estates.

ADJOURNMENT

There being no further business brought before the Board, Mr. Todd adjourned the meeting at 9:40 pm.