

**WORCESTER TOWNSHIP PLANNING COMMISSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490
THURSDAY, AUGUST 25, 2016, 7:30 PM**

CALL TO ORDER by Mr. Todd at 7:34 PM

ATTENDANCE

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

1. Center Point Village Zoning Ordinance – Brandon Rudd, Montgomery County Planning Commission, provided an overview of revisions made to the proposed ordinance since the previous Planning Commission meeting, including the assignment of design standards to the Subdivision and Land Development Ordinance.

Mr. Rudd provided an overview of density provisions in the ordinances of other municipalities, and there was general discussion on this matter.

Ms. David commented on the proposed density bonus calculation, and that allowed in other municipalities.

Ms. Quigley commented on a density bonus calculation based on floor area ratio, and Mr. Rudd noted this provision encourages multi-floor development.

Mr. DeLello commented on ordinance aggressiveness, in specific the ordinance providing a density required to encourage sustainable development. Mr. Rudd noted the proposed density is lower than that permitted in other municipalities, but stated the density is appropriate for the community at this time.

Ms. David commented on the proposed open space requirement, and the density bonus.

Mr. Todd commented on the use of TDRs, and the density bonus permitted by the use of TDRs.

Mr. DeLello commented on residential unit yield calculation. Mr. Rudd noted yield calculation is based on gross lot area, less existing rights-of-way, and less that portion of the property assigned to non-residential uses.

There was general discussion on the effectiveness of TDRs, and how to create a village “feel”, and the development of a design manual to supplement ordinance requirements.

There was general discussion on the density bonus calculation. The Members discussed the relative importance of specific density bonus categories. There was consensus to delete the site amenities category, to add a TDR category, and to convert category points to dwelling units. Mr. Rudd stated he would amend the draft ordinance accordingly, and forward the revised ordinance to the Members before the September 8 meeting.

2. 1424 Valley Forge Road – Mr. Ryan provided an overview of a Planning Module submission to permit the installation of a small flow treatment facility at 1424 Valley Forge Road. Mr. Ryan noted site and soil conditions do not permit the use of traditional on-lot septic systems at this property. Mr. Ryan noted the applicant need execute an operations and maintenance agreement as part of the Planning Module approval.

Mr. Sherr motioned to recommend approval of the Planning Module and the revision of the Township's Act 537 Plan. The motion was seconded by Ms. Quigley.

There was no public comment.

By unanimous vote the motion was approved.

3. Approval of Meeting Minutes – Consideration for approval of the July 28, 2016 meeting minutes was tabled. Mr. Ryan will provide the needed corrections, and the minutes will be considered at the September 8, 2016 Planning Commission meeting.
4. September 8, 2016 Meeting Agenda – The Planning Commission will consider the proposed Whitehall Estates subdivision application. If this application is removed from the agenda the Planning Commission will continue its review of the proposed Center Point Village Zoning Ordinance.
5. September 22, 2016 Meeting Agenda – The Planning Commission will continue its review of the proposed Center Point Village Zoning Ordinance, and may review any other matter that warrants attention.

PUBLIC COMMENT

- Roberta Brody, owner of Palmer Tract, commented on the preparation of a conceptual plan for this property's zoning. The plan will be presented at the September 22 Planning Commission meeting.
- Bill Goulding, Worcester, commented on sanitary sewer service at the proposed Whitehall Estates subdivision, the pump station at the Stony Creek Farms development, areas affected by the proposed connection to the pump station at the Stony Creek Farms development, and additional connections to the Stony Creek Farms development's sanitary sewer system.

ADJOURNMENT

There being no further business before the Board, Mr. Todd adjourned the meeting at 9:13 PM.