

WORCESTER TOWNSHIP
PLANNING COMMISSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
1031 VALLEY FORGE ROAD
WORCESTER, PA
Thursday, August 27, 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 7:36 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. William Bondi	FVCN Building Committee
Mr. Michael Lehr, AIA (Althouse, Jaffe & Associates)	Architect for Applicant
Mr. Jose Grande, PE (Woodrow & Associates)	Civil Engineer for Applicant

- 3044 GERMANTOWN PIKE (FAIRVIEW VILLAGE CHURCH OF THE NAZARENE):**
 - SKETCH PLAN DISCUSSION: THE LAND DEVELOPMENT PLAN SHOWS THREE DIFFERENT BUILDING ADDITIONS CONTAINING A TOTAL OF 14,331 SQUARE FEET. THERE ARE VARIOUS ZONING ISSUES THAT NEED TO BE ADDRESSED.**

Mr. Grande presented the sketch plan of the proposed additions to the existing church. Zoning relief would be required for this project to go forward, as the existing impervious coverage on the property is 39.06%. This is over the allowable maximum impervious coverage of 30%. The applicant is proposing a total impervious coverage of 41.72%. The applicant is proposing a total building coverage of 10.71%, which is over the allowable maximum of 10%.

Ms. Quigley asked about the possibility of placing additions closer to Germantown Pike. This was an overall concept explored in village planning discussions several years ago, when the Planning Commission was working on a master plan for Fairview Village. Mr. Grande said this was not feasible for various reasons, including safety and security for the pre-school.

Mr. Rudd inquired about the size of the existing and proposed parking spaces. Both are 10 feet by 20 feet. He suggested making both existing and new spaces smaller, about 9 feet by 18 feet, in order to reduce the proposed impervious coverage and get more spaces out of the existing parking lots.

Mr. Lehr commented on the limited number of spaces available. The proposed total number of spaces after the addition is completed is 471. Only 370 are required. All of the existing spaces are utilized for parking.

The Planning Commission would like to see the impervious coverage reduced. They suggested the possibility of using porous paving for the parking areas. This would allow water to filter through.

Ms. Quigley asked if the church could buy additional adjacent property to increase the size of their property. Mr. Bondi said that this was not possible anytime in the near future.

2. **VILLAGE PLANNING**

- **CENTER POINT VILLAGE ZONING**

Mr. Rudd said he should have a full draft of the proposed Center Point Village Master Plan next week. It will be distributed to the Planning Commission and the Township office for review. It will be discussed (tentatively) at the September meeting of the Planning Commission.

3. **ZONING ORDINANCE AMENDMENT**

- **HISTORIC ORDINANCE**

There are nearly enough photographs to use in the township's brochure about resources for owners of historic structures/properties. A final draft should be ready by the September meeting.

- **LIFE CARE FACILITIES**

The Planning Commission discussed the possibility of either amending or removing the section of the Township's Zoning Code that regulates the development of life care facilities. This is in light of the recent proposal from developer David Cutler to construct a massive "life care" facility on the Center Square Golf Club property. There are currently no specific standards for these facilities, which is dangerous.

Mr. David Plager, Meadowood resident, asked about the implications of both having and not having the ordinance.

Mr. Rudd said that Pennsylvania's "Fair Share" law (a law that requires every municipality in the Commonwealth to accommodate for every type of land use and development) is very vague about life care facilities. He said that the Township could be taken to court over this issue and suggested that the Township Solicitor consult with the Planning Commission and the Board of Supervisors.

The Planning Commission is in agreement that there are advantages and disadvantages in regard to either having an ordinance for life care facilities (with no standards) or not having the ordinance at all.

Mr. Todd made a motion to recommend removal from the Worcester Township Zoning Code the section that allows for life care facilities, until such time that there are adequate standards for the proper regulation of this development type. Mr. Rotondo seconded the motion, and it was passed unanimously.

4. **PLANNING COMMISSION AGENDA FOR SEPTMEBER 24, 2015 MEETING**

- The Center Point Village Master Plan will tentatively be discussed.
- A final draft of the Historic Resource brochure will be ready.
- Ms. Quigley may be organizing some information to discuss concerning a possible ordinance regulating the planting of bamboo.

5. **OTHER ANNOUNCEMENTS**

- At the November 2, 2015 joint meeting with the Board of Supervisors (8 am), the Montgomery County Planning Commission will be giving a three part presentation regarding its available services to municipalities, its contract with Worcester Township, and an overview of the County's new Comprehensive Plan, Montco 2040.

6. **APPROVAL OF MEETING MINUTES:**

A motion by Mr. Rotondo, seconded by Ms. David, for the approval of the minutes for the meeting held on June 25, 2015 (as amended) was passed unanimously.

7. **PUBLIC COMMENT**

Mr. Robert Andorn, Valley Forge Road resident, questioned whether the Planning Commission can legally make a motion to remove a section of the Township Zoning Code without public comment. Mr. Todd said that the Planning Commission is strictly an advisory board, and that all legislative and executive actions and/or authority lie solely with the Board of Supervisors. The Planning Commission did not remove anything from the Zoning Code and only recommended that the Board of Supervisors remove that particular section.

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 8:32 P.M.