

**WORCESTER TOWNSHIP PLANNING COMMISSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490
THURSDAY, SEPTEMBER 22, 2016, 7:30 PM**

CALL TO ORDER by Mr. Todd at 7:30 PM

ATTENDANCE

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

1. Center Point Village Zoning Ordinance – E. Van Rieker, Consultant for the owners of the Palmer property, presented a concept plan for a proposed residential and commercial development at this property.

Mr. Rieker commented on the proposed uses relative to the draft ordinance “bubble plan”.

Mr. Rieker commented the roadway network, access to Valley Forge Road and Skippack Pike, trails and sidewalks, and the preservation of approximately one acre at the northeast intersection of Skippack Pike and Valley Forge Road.

Mr. Rieker noted the commercial uses include a pharmacy with drive-through lane, a convenience store with gas pumps, and an office/retail building. Mr. Rieker noted the residential uses include 99 townhome units. Mr. Rieker noted the proposed residential density was below that permitted by the draft ordinance.

Jim Faber, Consultant for the owners of the Palmer property, commented on potential streetscape designs at the frontage to Skippack Pike, and on open space areas to be preserved at the frontage to Valley Forge Road.

Mr. Todd commented on the landscaping shown on the concept plan. Mr. Rieker noted the plan did not include all required buffers and other plantings. Mr. Rieker stated this landscaping will be included on the land development plan.

Mr. Todd commented on proposed residential density. Mr. Rieker commented on the three types of townhouse product shown on the concept plan.

Mr. Rieker commented on stormwater management facilities and property wetlands.

Mr. Todd expressed concern that the commercial uses do not lend to a village-type development. Mr. Todd commented on the proposed density. Charles Tornetta, Realtor for the owners of the Palmer property, and Mr. Faber commented on the economic viability of certain housing product and commercial uses at the property.

There was general discussion on the commercial area parking lot configuration, and on the circulation of vehicles at this location. There was also discussion on the commercial buildings setback from Skippack Pike, and in specific if this should be decreased. It was the consensus of the Members that the concept plan be revised to decrease the number of parking spaces between the commercial uses and Skippack Pike, and to decrease the commercial buildings setback from Skippack Pike.

Mr. Rieker stated open spaces would be maintained by a homeowners association, absent the approximate one-acre portion of open space at the northeast intersection of Valley Forge Road and Skippack Pike, which will be offered for dedication to the Township.

Ms. Quigley inquired about landscaping adjacent to the townhomes at the development's northern and western boundaries. Mr. Faber noted the land development plan would show additional plantings at these locations.

Mr. Rotondo commented on proposed open spaces and the commercial area parking lot configuration. Mr. Rotondo inquired about the existing barn, and Mr. Rieker stated the structure is not in good condition and would be demolished.

Mr. Rotondo commented on the installation of a traffic signal at the Skippack Pike access. Mr. Rieker noted a traffic signal warrant analysis would be conducted at the time of land development.

Mr. Rotondo commented on the viability of proposed commercial uses.

Susan Caughlan, Worcester, commented on the configuration of the commercial buildings and gas pump canopy, the types of residential dwelling units proposed, the density of residential dwelling units proposed, vehicle circulation, open spaces and trails, and streetscapes at the frontage to Skippack Pike.

There was general discussion on walkability, both in the proposed development and between the proposed development and neighboring properties.

Roberta Body, owner of the Palmer property, stated it was her hope that the development would benefit both the property owners and the community.

2. Ordinance 2016-262 – Mr. Ryan provided an overview of a proposed ordinance to require conservation development procedures to be employed at certain parcels proposed for subdivision.

Ms. David motioned to recommend the Board of Supervisors approve Ordinance 2016-262, second by Ms. Quigley. There was no public comment. By unanimous vote the motion was approved.

3. September 8, 2016 Meeting Minutes – Ms. David motioned to approve the September 8, 2016 Meeting Minutes, second by Mr. Rotondo. There was no public comment. By unanimous vote the motion was approved.
4. October 27, 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

- Ms. Caughlan commented on the Center Point Village Zoning Ordinance density bonus.

ADJOURNMENT

There being no further business before the Planning Commission, Mr. Todd adjourned the meeting at 9:25 PM.

Respectfully Submitted:

Tommy Ryan
Township Manager