

**WORCESTER TOWNSHIP PLANNING COMMISSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490
THURSDAY, SEPTEMBER 28, 2017, 7:30 PM**

CALL TO ORDER by Mr. Todd at 7:31 PM

ATTENDANCE

PRESENT: GORDON TODD [X]
 PAT QUIGLEY [X]
 DOUG ROTONDO [X]
 CHRIS DAVID [X]
 TONY SHERR [X]
 RICK DELELLO [X]

1. August 24, 2017 Meeting Minutes – Ms. Quigley motioned to approve the August 24, 2017 Meeting Minutes, second by Ms. David. There was no public comment. By unanimous vote the motion was approved.
2. Interim Township Planner – Interim Township Planner Jamie Magaziner, Montgomery County Planning Commission, was introduced.
3. Center Point Village Zoning Ordinance – Charlie Schmehl, the Township’s Consultant Planner for the Center Point Village Zoning Ordinance Assessment, presented his initial comments on the proposed ordinance and relevant portions of the Township Code.

Mr. Schmehl commented on the proposed convenience store and fuel station use. Mr. Schmehl noted typical store size and hours, canopy, and dispenser number and location.

Ms. David and Mr. Rotondo noted their opposition to this use. Mr. Rotondo commented on police coverage during overnight hours. Mr. DeLello commented on regulations, and the potential impact on use allowance. There was general discussion regarding traffic attributable to the convenience store and fuel station use, and the possible need for infrastructure improvements, such as roadway widening and intersection signalization.

A majority of Planning Commission Members support the allowance of the convenience store and fuel station use in Center Point Village, subject to reasonable controls as recommended by Mr. Schmehl.

Mr. Schmehl commented on minimum open space and maximum residential density.

There was general discussion on the mix of residential uses and the maximum residential density.

A majority of Planning Commission Members was agreeable to allowing a mix of residential uses, and to permitting a maximum residential density up to 1.75 dwelling units per acre, inclusive of density bonuses.

Mr. Schmehl commented on the scale of non-residential structures. Mr. Schmehl commented on the need for an “anchor store”, and stated a convenience store with fuel station can serve as an anchor store.

There was general discussion regarding the size of non-residential structures.

A majority of Planning Commission Members was agreeable to (1) permitting residential uses on a second story above a non-residential use, (2) permitting non-residential structures up to 15,000 square feet, subject to reasonable controls as recommended by Mr. Schmehl, (3) permitting drive-through windows at bank and pharmacy uses, (4) prohibiting drive-through windows at fast food restaurant uses, and (5) prohibiting flat roofs.

Mr. Schmehl will prepare recommendations for review at a future Planning Commission meeting.

4. Addresso (LD 2017-06) – Joe Estock, Engineer for the Applicant, provided an overview of a proposed two-lot subdivision on Hollow Road. Mr. Estock stated the Applicant will comply with all comments in the CKS review letter dated August 28, 2017. Mr. Estock stated the Applicant is in the process of obtaining required on-lot sewage system approvals.

Ms. David commented on the provision of sidewalks. It was the consensus of the Planning Commission to recommend a deferral of the installation of sidewalks until such time as the Board of Supervisors directs the property owner to install same. Mr. Estock agreed to revise the record plan to include this note.

Mr. Nolan confirmed the Applicant must complete required on-lot sewage system planning before the plan is considered by the Board of Supervisors.

Mr. Sherr motioned to recommend the Board of Supervisors approve the Addresso subdivision as presented, and conditioned upon the Applicant’s compliance with the most recent review letters, and further conditioned on the deferral of sidewalk installation until such time as the Board of Supervisors requires that sidewalks be installed, with this deferral to be included on the record plan, second by Mr. Rotondo. There was no public comment. By unanimous vote the motion was approved.

5. Fairview Village Church of the Nazarene (LD 2017-07) – Jeff Grosstephan, Engineer for the Applicant, provided an overview of a Revised Preliminary/Final Plan of land development for an addition to the existing church on Germantown Pike. Mr. Grosstephan noted a prior version of the plan was approved by Board of Supervisors, and this approval granted several waivers. Mr. Grosstephan stated no additional relief was requested for the current plan.

Mr. Grosstephan stated the Applicant will comply with all comments in the CKS review letter dated August 23, 2017.

Mr. Nolan commented on the removal of a second driveway to Germantown Pike.

Mr. Nolan confirmed the larger addition did not impact stormwater management at the site.

Mr. Sherr motioned to recommend the Board of Supervisors approve the Revised Preliminary/Final Plan of land development for the Fairview Village Church of the Nazarene, conditioned upon the Applicant's compliance with the most recent review letters, second by Ms. Quigley. There was no public comment. By unanimous vote the motion was approved.

6. Himsworth (LD 2017-08) – Mr. Grosstephan, Engineer for the Applicant, provided an overview of a proposed three-lot subdivision at Hollow Road. Mr. Grosstephan stated the Applicant is in the process of obtaining required on-lot sewage system approvals.

Ms. David commented on the proposed waiver of perimeter buffers. It was the consensus of the Planning Commission to require the perimeter buffer at lot 3.

Ms. David commented on the provision of sidewalks. It was the consensus of the Planning Commission to recommend a deferral of the installation of sidewalks until such time as the Board of Supervisors directs the property owner to install same. Mr. Grosstephan agreed to revise the record plan to include this note.

Mr. Grosstephan stated the Applicant will comply with all comments in the CKS review letter dated August 25, 2017.

Mr. Grosstephan noted the Applicant will work to revise the plan, and will resubmit the plan for review at a future Planning Commission meeting.

7. October 26 Planning Commission Meeting Agenda – At its October 26, 2017 meeting the Planning Commission will review the Himsworth (LD 2017-07) subdivision, and the 2750 Morris Road (LD 2017-08) and Stony Creek Village (LD 2017-08) land developments. The Planning Commission may also review the 2044 Berks Road subdivision (LD 2016-05) and the Meadowood Grove (LD 2017-05) land development, if revised plans are received by the Township. The Planning Commission will also review a proposed stormwater management ordinance.
8. Other Business – There was no other business discussed at this evening's Business Meeting.

PUBLIC COMMENT

- There was no public comment at this evening's meeting.

ADJOURNMENT

There being no further business before the Planning Commission, Mr. Todd adjourned the meeting at 9:20 PM.

Respectfully Submitted:

Tommy Ryan
Township Manager