

WORCESTER TOWNSHIP  
PLANNING COMMISSION MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, WORCESTER, PA  
THURSDAY, SEPTEMBER 9<sup>th</sup>, 2010 7:30 P.M.

**CALL TO ORDER**

The regularly scheduled meeting of the Planning Commission was called to order by Mr. Gordon Todd at 7:31 P.M.

**ATTENDANCE**

**PRESENT:**

Gordon Todd	Chairman
Pat Quigley	Vice – Chairman
Doug Rotondo	Secretary
Robert Hayes	Member
Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

**ABSENT:**

Bill Fox	Member
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**GUESTS:**

Ms. Maeve Vogan: Dell Rd Resident  
Mr. Richard DeLello: Stony Creek Rd Resident  
Dr. James L. Mollick: Country View Ln Resident

**1. KIBBLEHOUSE-ROTELLE SUBDIVISION – FINAL APPROVAL CONSIDERATION**

The property is in the LPD Land Preservation District. The tract is bounded by Berks Rd to the south, Weber Rd to the north, and the Pennsylvania Turnpike to the east. The subdivision consists of the creation of 12 single-family lots on a parcel of approximately 60 acres of land. An existing dwelling and accessory buildings are noted to remain. Lots 1 thru 9 will access Weber Rd, and Lots 10 thru 12 will access Berks Rd.

The Planning Commission reviewed the final plan for approval consideration. Mr. Doug Rotondo is opposed to the plan because he believes that the proposed layout could have been designed better to provide more open space around the existing farmstead and preserve the scenic view sheds from Berks and Weber Roads. He stated an alternate plan, offered by the Montgomery County Planning Commission, would have accomplished these goals, but it was not taken into consideration by the developer. Additionally, Mr. Rotondo is opposed to houses being built so close to the Turnpike, due to current noise complaints from home owners on the other side of the superhighway that arose years after the homes were built. Mr. Gordon Todd stated this plan is by-right and that he does not disagree with Mr. Rotondo's comments, however is looking to move forward with the recommendation for approval of the proposed final plan. Mr. Robert Hayes is in agreement with Mr. Rotondo regarding the PA Turnpike noise issue, as well as stated that the plan proposed is by-right. Ms. Pat Quigley stated that the Developer satisfied the Planning Commission's previous requests of not being able to further subdivide the tracts and provided a complete landscaping plan. Additionally, Ms. Quigley recommended that there be language provided on the record plan that prohibits demolition and/or damage of the existing structures. Questions and discussion ensued.

**RECOMMENDATION:**

A motion by Ms. Pat Quigley recommending final plan approval in conjunction with CKS's review dated August 17<sup>th</sup>, 2010 and there be language provided on the record plan that prohibits demolition and/or damage of the existing structures, seconded by Mr. Robert Hayes, opposed by Mr. Doug Rotondo, was passed favorably.

**2. ZONING AMENDMENT DISCUSSION**

• **SIGNAGE**

The Planning Commission discussed the current sign ordinance. The Planning Commission recommends that computing the area of irregularly shaped signage be amended to allow the computation to reflect the actual square footage of the signage. Currently the sign ordinance forces the computation for irregularly shaped signs to compute the area of the smallest rectangle that will wholly contain the sign.

Additionally, no more than 1 sign shall be allowed for developments regarding their identification entrance.

The Montgomery County Planning Commission shall provide example sign ordinances that include commercial & shopping center language regulating size and placement.

Questions and discussion ensued.

The Planning Commission would like to further evaluate group signage and non-conforming signage at their next scheduled meeting in October due to wanting to further evaluate the current sign ordinance.

**3. APPROVAL OF MEETING MINUTES**

A motion by Ms. Pat Quigley for approval of the minutes for the meeting held on August 12<sup>th</sup>, 2010, seconded by Mr. Doug Rotondo, was passed unanimously.

A motion by Mr. Robert Hayes for approval of the minutes for the meeting held on August 26<sup>th</sup>, 2010, seconded by Ms. Pat Quigley, was passed unanimously.

**4. VILLAGE PLANNING**

An overall outline was discussed regarding when the next scheduled public work-shop shall be and what material will be discussed and presented. Questions and discussion ensued.

**5. PLANNING COMMISSION AGENDA FOR SEPTEMBER 23<sup>rd</sup>, 2010 MEETING**

The Planning Commission shall be discussing approval consideration for the September 9<sup>th</sup>, 2010 meeting minutes and village planning for Fairview Village. Mr. Gordon Todd announced that he shall be absent for the meeting.

**6. 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 9:14 P.M.

WORCESTER TOWNSHIP  
PLANNING COMMISSION MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, WORCESTER, PA  
THURSDAY, SEPTEMBER 23<sup>rd</sup>, 2010 7:30 P.M.

**CALL TO ORDER**

The regularly scheduled meeting of the Planning Commission was called to order by Ms. Pat Quigley at 7:32 P.M.

**ATTENDANCE**

**PRESENT:**

Pat Quigley	Acting Chairman/ Vice-Chairman
Doug Rotondo	Secretary
Robert Hayes	Member
Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

**ABSENT:**

Gordon Todd	Chairman
Bill Fox	Member

**GUESTS:**

Ms. Maeve Vogan: Dell Rd Resident  
Mr. Louis Betz: Dell Rd Resident  
Mr. Andrew Bertolazzi: Troop 133  
Mr. Andrew Bertolazzi II: Troop 133

**1. APPROVAL OF MEETING MINUTES**

A motion by Mr. Robert Hayes for approval of the minutes for the meeting held on September 9<sup>th</sup>, 2010, seconded by Mr. Doug Rotondo, was passed unanimously.

**2. PLANNING COMMISSION & BOARD OF SUPERVISORS AGENDA FOR OCTOBER 4<sup>th</sup>, 2010 JOINT MEETING**

The Planning Commission shall be discussing with the Board of Supervisors approval consideration for the June 7<sup>th</sup>, 2010 joint meeting minutes, approval consideration for the September 23<sup>rd</sup>, 2010 Planning Commission meeting minutes, village planning for Fairview Village, zoning amendment proposal language regarding signage, and the zoning amendment language proposed for the October 20<sup>th</sup>, 2010 public hearing.

**3. PLANNING COMMISSION AGENDA FOR OCTOBER 14<sup>th</sup>, 2010 MEETING**

A motion by Mr. Robert Hayes for cancellation of the next regularly scheduled Planning Commission meeting held on October 14<sup>th</sup>, 2010, seconded by Mr. Doug Rotondo, was passed unanimously.

**4. VILLAGE PLANNING**

An overall outline was discussed regarding all prior public workshops held and the acreage of lots in the targeted radius for the village planning concept. Questions and discussion ensued.

**5. ADJOURNMENT**

There being no further business to come before this committee, the meeting of the Worcester Township Planning Commission was adjourned by Ms. Pat Quigley, at 8:44 P.M.