

AGENDA
WORCESTER TOWNSHIP PLANNING COMMISSION
WORK SESSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA 19490
THURSDAY, SEPTEMBER 8th, 2011 7:30 P.M.

CALL TO ORDER

ATTENDANCE

1. MORRIS ROAD INVESTORS, LP:

- PROPOSED PRELIMINARY/ FINAL LAND DEVELOPMENT PLAN FOR CONSIDERATION OF APPROVAL RECOMMENDATION
 - THE PROPERTY IS LOCATED AT 2750 MORRIS RD IN WORCESTER TOWNSHIP IN THE "LIMITED INDUSTRIAL" ZONING DISTRICT. THE LAND DEVELOPMENT PLAN PROPOSES THE CONSTRUCTION OF ADDITIONAL LOADING DOCKS AND A PARKING LOT EXPANSION AT THE EXISTING FACILITY ON THE PROJECT SITE. THE PLAN ALSO INCLUDES A LETTER INDICATING THAT THE APPLICANT WILL NOT BE INSTALLING THE IMPROVEMENTS SHOWN ON THIS PLAN AT THIS TIME, BUT WOULD LIKE TO OBTAIN APPROVALS FOR ALL OF THE IMPROVEMENTS IN ORDER TO ASSIST IN THE MARKETING OF THE PROPERTY AND OBTAINING A TENANT FOR THE BUILDING.

2. ZONING AMENDMENT DISCUSSION & FINAL RECOMMENDATIONS:

- SIGNAGE

3. VILLAGE PLANNING DISCUSSION:

- CEDARS VILLAGE
- FAIRVIEW VILLAGE

4. APPROVAL OF MEETING MINUTES:

- JULY 28th, 2011
- AUGUST 11th, 2011

****PLEASE NOTE THE MEETING SCHEDULED FOR AUGUST 25th, 2011 WAS CANCELLED****

5. PLANNING COMMISSION AGENDA FOR SEPTEMBER 22nd, 2011 MEETING:

- DISCUSSION
- TRANSFERABLE DEVELOPMENT RIGHT'S ORDINANCE

6. PUBLIC COMMENT

7. ADJOURNMENT

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WORCESTER TOWNSHIP PLANNING COMMISSION
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CALL TO ORDER

ATTENDANCE

1. **DEPHILLIPPO LAND DEVELOPMENT PLAN:**
 - PRELIMINARY/ FINAL PLAN APPROVAL CONSIDERATION FOR RECOMMENDATION TO THE BOARD OF SUPERVISORS
 - THIS LAND DEVELOPMENT PLAN PROPOSES THE CONSTRUCTION OF A 12' FEET X 20' FEET "TEMPORARY ENCLOSURE" ON THE SUBJECT PROPERTY. THIS LAND DEVELOPMENT PLAN IS BEING SUBMITTED IN ORDER TO COMPLY WITH THE ZONING HEARING BOARD DECISION (99-3) DATED JUNE 22, 1999, REGARDING THE SUBJECT PROPERTY AND THE USES OF THE PROPERTY.

2. **TRANSFERABLE DEVELOPMENT RIGHTS DISCUSSION:**
 - WORCESTER GOLF COURSE

3. **VILLAGE PLANNING DISCUSSION:**
 - CEDARS VILLAGE

4. **APPROVAL OF MEETING MINUTES:**
 - AUGUST 11th, 2011
 - SEPTEMBER 8th, 2011

5. **PLANNING COMMISSION AGENDA FOR OCTOBER 13th, 2011 MEETING:**
 - DISCUSSION

6. **PUBLIC COMMENT**

7. **ADJOURNMENT**