

WORCESTER TOWNSHIP
PLANNING COMMISSION WORK SESSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
Thursday, September 13th, 2012 7:30 P.M.

CALL TO ORDER

The regularly scheduled meeting of the Planning Commission was called to order by Mr. Gordon Todd at 7:34 P.M.

ATTENDANCE

PRESENT:

Gordon Todd	Chairman
Pat Quigley	Vice Chairman
Doug Rotondo	Secretary
Chris David	Member
Anthony R. Sherr	Member
Tiffany M. Loomis	Township Zoning Officer
Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

ABSENT:

None

GUESTS: Mr. Timothy Woodrow, P.E.: Representative for Iannella Subdivision

1. IANNELLA SUBDIVISION LOCATED AT 1335 DELL RD – 2 PROPOSED LOTS/ 1 EXISTING TOTALING 2 LOTS – ZHB APPROVAL GRANTED FOR LOT WIDTH:

The Subdivision proposes the creation of two (2) single-family lots from one parcel, with frontage on the north side of Dell Road, totaling approximately 9.45 acres of land, located in the AGR Zoning District.

The Planning Commission discussed Montgomery County Planning Commission's review.

Ms. Pat Quigley requested that large trees be noted on the plans and that high quality woods are protected, expressing concern about major tree clearing.

Mr. Gordon Todd & Ms. Quigley addressed the shared driveway shown on the plan.

The Planning Commission requested that the applicant provide a tree analysis of the property showing the area around perimeter and define where the trees are located.

The Planning Commission is in agreement with all waivers requested except for the waiver concerning trees.

Discussion & questions ensued.

2. **MINOR SUBDIVISION ORDINANCE AMENDMENT:**

Tabled.

3. **HISTORIC ORDINANCE AMENDEMNT:**

Mr. Matthew Schelly handed out historic inventory lists and the Planning Commission analyzed the properties listed.

Mr. Tony Sherr inquired as to why the historic list exists and its purpose.

The Planning Commission discussed the definition of demolition.

Discussion and questions ensued.

3. **PLANNING COMMISSION AGENDA FOR SEPTEMBER 27th, 2012 MEETING:**

- Iannella Subdivision located at 1335/1337 Dell Rd
- Minor Subdivision Ordinance Amendment
- Historic Ordinance Amendment
- Planning Commission Agenda
- Approval of Meeting Minutes

5. **APPROVAL OF MEETING MINUTES:**

Tabled

6. **PUBLIC COMMENT**

None

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 8:41 P.M.

WORCESTER TOWNSHIP
PLANNING COMMISSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
Thursday, September 27th, 2012 7:31 P.M.

CALL TO ORDER

The regularly scheduled meeting of the Planning Commission was called to order by Mr. Gordon Todd at 7:30 P.M.

ATTENDANCE

PRESENT:

Gordon Todd	Chairman
Pat Quigley	Vice Chairman
Doug Rotondo	Secretary
Chris David	Member
Anthony R. Sherr	Member
Tiffany M. Loomis	Township Zoning Officer
Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

ABSENT:

None

GUESTS: Mr. Robert Jordon: Representative for Iannella Subdivision

1. IANNELLA SUBDIVISION LOCATED AT 1335 DELL RD – 2 PROPOSED LOTS/ 1 EXISTING TOTALING 2 LOTS – ZHB APPROVAL GRANTED FOR LOT WIDTH:

The Subdivision proposes the creation of two (2) single-family lots from one parcel, with frontage on the north side of Dell Road, totaling approximately 9.45 acres of land, located in the AGR Zoning District.

The applicant addressed the Planning Commission’s concerns by providing a tree plan and revising the waivers previously requested.

Discussion & questions ensued.

RECOMMENDATION:

A motion by Mr. Tony Sherr, to recommend preliminary/ final approval to the Board of Supervisors contingent upon CKS’s review dated September 17th, 2012, seconded by Ms. Pat Quigley, was passed unanimously.

2. MINOR SUBDIVISION ORDINANCE AMENDMENT:

Mr. Gordon Todd addressed underlying zoning regarding overlay districts. He inquired how SALDO would be affected and proposed that a minor subdivision ordinance amendment is needed.

Discussion and questions ensued.

3. **HISTORIC ORDINANCE AMENDEMENT:**

Tabled.

4. **PLANNING COMMISSION AGENDA FOR OCTOBER 11th, 2012 MEETING:**

- Minor Subdivision Ordinance Amendment
- Historic Ordinance Amendment
- Planning Commission Agenda
- Approval of Meeting Minutes

5. **APPROVAL OF MEETING MINUTES:**

A motion by Ms. Chris David and seconded by Mr. Doug Rotondo for the approval of the minutes for the meeting held on August 9th, 2012 was passed unanimously.

A motion by Mr. Tony Sherr and seconded by Ms. Chris David for the approval of the minutes for the meeting held on August 23rd, 2012 was passed unanimously.

September 13th, 2012 minutes tabled.

6. **PUBLIC COMMENT**

None

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 9:15 P.M.