

WORCESTER TOWNSHIP  
PLANNING COMMISSION MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
1031 VALLEY FORGE ROAD  
WORCESTER, PA  
Thursday, February 27<sup>th</sup>, 2014      7:30 P.M.

**CALL TO ORDER**

The regularly scheduled meeting of the Planning Commission was called to order by Mr. Gordon Todd at 7:36 P.M.

**ATTENDANCE**

**PRESENT:**

Mr. Gordon Todd	Chairman
Ms. Pat Quigley	Vice Chairman
Ms. Chris David	Member
Mr. Anthony R. Sherr	Member
Ms. Tiffany M. Loomis	Director of Planning & Zoning
Mr. Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

**ABSENT:**

Mr. Doug Rotondo	Secretary
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**GUESTS:**

Pastor Guiser: Trinity Lutheran Church; Applicant  
Mr. Timothy Woodrow: Representative for Trinity Lutheran Church  
Mr. James Mollick: County View Lane Resident  
Mr. James Phillips: North Wales Road Resident  
Ms. Mary Grace Sparango: North Wales Road Resident  
Mr. Robert Andorn: Valley Forge Road Resident  
Ms. Michelle Jackson-Greenawalt, Locust Drive Resident

**1. TRINITY LUTHERAN CHURCH – LAND DEVELOPMENT PLAN LOCATED AT 1190 VALLEY FORGE RD:  
FINAL APPROVAL CONSIDERATION – PRESENTATION BY WOODROW & ASSOCIATES:**

- THE PLAN PROPOSES THE CONSTRUCTION OF A NEW SANCTUARY OF 5,430 SQUARE FEET. IN ADDITION, THE PLAN PROPOSES THE RECONFIGURATION RESTRIPIING OF THE EXISTING BITUMINOUS PARKING LOT AND ALSO THE PLACEMENT OF TEMPORARY STORAGE CONTAINERS ADJACENT TO THE PARKING LOT. THE APPLICANT IS REQUESTING A TOTAL OF 14 WAIVERS IN CONJUNCTION WITH THE PROPOSED LAND DEVELOPMENT PLAN.

Mr. Timothy Woodrow presented the revised plan regarding the open space area to be designated as a conservation easement and buffering for the ground mounted Verizon utility box.

Mr. Todd further explained that a policy needs to be developed for sidewalk waiver requests with the Board of Supervisors.

Ms. Chris David appreciates the revised buffering arrangement shown for the ground mounted Verizon utility box and inquired & commented about specific proposed species of trees.

Discussion and questions ensued.

#### **RECOMMENDATION:**

A motion by Ms. Quigley, seconded by Ms. David recommending Preliminary approval with all requested waivers to Board of Supervisors contingent upon adding trees in a cluster in the vicinity of the ground mounted Verizon utility box on of Valley Forge Road, providing the trail and/or funding for the trail across the frontage of the property at some future date of which the details are to be determined by the Board of Supervisors upon their review, and consideration of a conservation easement as referenced on Page #7 Item #2 of the County's review, was unanimously voted upon.

## **2. ZONING ORDINANCE AMENDMENT** **HISTORIC ORDINANCE**

Mr. Todd updated the Planning Commission on the February 19<sup>th</sup>, 2014 hearing held for the proposed Historic Ordinance.

Mr. Todd that there needs to better efforts made to inform and educate the public.

Dr. Mollick commented on the Board of Supervisors involvement with the proposed Historic Ordinance Amendment, personal property rights in relation to Worcester Township's involvement, the demolition permit process, the Pennsylvania State law regarding demolition permits, and the purpose of the proposed ordinance.

Ms. Pat Quigley addressed that many residents have requested that a Historic Ordinance be enacted and how the current proposed language slows the process down, however cannot prohibit someone from demolishing a structure.

Dr. Mollick commented on individual property rights.

Mr. Todd addressed that at the next Joint Meeting with the Board of Supervisors a discussion regarding the direction of the proposed Historic Ordinance will be an agenda item.

Mr. James Phillips commented on building permits, demolition permits, parking impact, use issues, lot acreage, classification criteria of historic structures, what defines a historic structure, and the overall intent of the proposed ordinance.

Mr. Robert Andorn commented on the voluntary process of the proposed ordinance and believes the process to be a requirement. He addressed spot zoning, overlay districts, intent, and penalties of the proposed ordinance in relation to an individual's property rights.

Mr. Todd addressed penalties and the time frame of which the Planning Commission has been working on the proposed Historic Ordinance.

Discussion and questions ensued.

**CONSERVATION SUBDIVISION ORDINANCE: TECHNICAL CORRECTIONS**

Mr. Todd requested the proposed technical corrections from Mr. Schelly.

Mr. Schelly clarified that only a draft form has been circulated.

Ms. Quigley requested that Mr. Schelly distribute the latest and greatest draft version to the Planning Commission for further review.

Mr. Phillips requested that an overview of the proposed changes be explained.

Mr. Todd explained the difference between shall versus may language pertaining to zoning.

Dr. Mollick inquired and commented regarding the may versus shall language pertaining to zoning.

Mr. Schelly further explained the Conservation Subdivision Ordinance that currently exists.

Discussion and questions ensued.

**3. MONTGOMERY COUNTY PLANNING COMMISSION:**

- 2014 SURVEY

Mr. Matthew Schelly and Ms. Tiffany Loomis, as a reminder, requested the Planning Commission to completed and submit the Montgomery County Planning Commission 2014 survey.

**4. JOINT AGENDA SCHEDULED FOR MARCH 3<sup>rd</sup>, 2014 MEETING WITH BOARD OF SUPERVISORS:**

- CONSERVATION SUBDIVISION ORDINANCE: TECHNICAL CORRECTIONS
- HISTORIC ORDINANCE
- IN-LAW SUITE(s)

5. **PLANNING COMMISSION AGENDA FOR MARCH 13<sup>th</sup>, 2014 MEETING:**

- CONSERVATION SUBDIVISION ORDINANCE: TECHNICAL CORRECTIONS
- HISTORIC ORDINANCE
- JOINT MEETING AGENDA

6. **APPROVAL OF MEETING MINUTES:**

A motion by Mr. Sherr, seconded by Ms. Quigley for the approval of the minutes for the meeting held on January 23<sup>rd</sup>, 2014 contingent upon minor corrections, was passed unanimously.

The February 13<sup>th</sup>, 2014 was cancelled due to inclement weather.

7. **PUBLIC COMMENT**

None

8. **ADJOURNMENT**

There being no further business to come before this committee the meeting of the Worcester Township Planning Commission was adjourned by Mr. Todd at 8:59 P.M.