

WORCESTER TOWNSHIP
PLANNING COMMISSION WORK SESSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
1031 VALLEY FORGE ROAD
WORCESTER, PA
Thursday, January 9th, 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 7:33 P.M.

ATTENDANCE

PRESENT:

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

ABSENT:

Mr. Anthony R. Sherr	Member
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GUESTS:

Mr. Timothy Woodrow	Representative; Woodrow & Associates
Mr. John Kolb	Representative; Woodrow & Associates
Pastor Guiser	Applicant for Trinity Lutheran Church
Mr. Joseph Kuhls, Esq.	Representative for Southfields Farms, LLC

1. TRINITY LUTHERAN CHURCH – LAND DEVELOPMENT PLAN LOCATED AT 1190 VALLEY FORGE ROAD:

- PRELIMINARY 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 AND RESTRIPING 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 2 plans provided and an aerial pursuant to the above description.

He reviewed the 14 waivers requested in the letter dated 11/8/2013, last revised 12/16/2013 addressed to Worcester Township.

Additionally, Mr. Woodrow addressed CKS Engineers & Montgomery County Planning Commission's reviews.

Mr. Todd addressed the County's recommendation regarding the walking path. He also addressed the natural resource retention plan.

Ms. Quigley addressed the waivers requested in #8 (Requires street trees for any subdivision), #9 (Requires perimeter buffers), and #10 (Requires parking lot buffering). She referred the applicant to the County's review regarding adding trees.

Pastor Guiser addressed that area past of the driveway area is owned by PECO and PennDot.

Ms. David addressed adding trees.

Discussion and questions ensued regarding adding trees.

Mr. Schelly addressed the Mascaro property located adjacent to Trinity Lutheran Church regarding village planning discussions that included a possible trail on the property.

Mr. Woodrow suggested on behalf of the applicant a "deferral of the trail" for possible future use when time appropriate.

Mr. Schelly suggested an escrow account be set up for the trail deferral much as was done for the Preserve @ Worcester.

Mr. Todd suggested the funds be collected by the Township in lieu of sidewalks.

The Planning Commission discussed the possibility of the trail in depth with the applicant.

Mr. Schelly addressed requiring a corridor management plan and a initiating a conservation easement.

Mr. Todd inquired about the steep slopes that exist.

Ms. Quigley addressed the conservation easement how the easement could possibly affect the applicant's property.

Discussion and questions ensued regarding the possibility of the conservation easement.

Mr. Schelly addressed his review regarding page #8 concerning the natural resources plan.

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 electrical pad 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. SOUTHFIELDS FARMS, LLD – LOT LINE CHANGE LOCATED AT 3117 STUMP HALL ROAD:

- PRELIMINARY APPROVAL CONSIDERATION – PRESENTATION BY WOODROW & ASSOCIATES:
 - THE PLAN CONSISTS OF A LOT LINE CHANGE OF TWO (2) LOTS ON TWO (2) EXISTING PARCELS. PARCEL “A” IS AN EXISTING 35.9 ACRE LOT THAT MAINLY FRONTS ON HOLLOW ROAD, BUT ALSO HAS ACCESS TO STUMP HALL ROAD AND VALLEY FORGE ROAD. PARCEL “B” IS AN EXISTING 11.2 ACRE LOT THAT HAS FLAG LOT ACCESS TO STUMP HALL ROAD. THESE PARCELS ARE LOCATED IN THE AGR – AGRICULTURAL ZONING DISTRICT.

Mr. Joseph Kuhls, Esq. presented the minor subdivision plan/ lot line change and explained the Farm Board conditions for the conservation easement.

Mr. Kuhls addressed that the applicant is making more uniform lots by the lot line change.

He further explained the deed restriction and curtilage requirements by the Farm Board. Overall, the preservation of the land is being upheld and the property is being renovated for the purposes of being used as a horse farm.

Mr. Kuhls addressed CKS Engineer's & Montgomery County Planning Commission's reviews.

Mr. Woodrow further explained the waivers requested.

Discussion and questions ensued.

Mr. Schelly added two (2) new comments from the County Planning Commission's previous review.

Additionally, he addressed recording comments and the possible relocation of the trail.

Mr. Kuhls addressed that the applicant will uphold the requirements of the equestrian trail and is not opposed to the relocation of the trail upon being able to meet the legal requirements.

Discussion and questions ensued.

RECOMMENDATION:

Mr. Rotondo recused himself from this matter due to his architectural firm representing the applicant.

A motion by Ms. Quigley, seconded by Ms. David recommending Preliminary/ Final Approval with all requested waivers to Board of Supervisors contingent upon the Farm Board requirements be upheld pursuant to the County's comments in Item #3 on Page #3 of their review requiring these comments be included on the record plan, and consideration and exploration of equestrian trail development within or near the existing trail easement, was unanimously voted upon.

3. ZONING AMENDMENT ORDINANCE

- CONSERVATION SUBDIVISION ORDINANCE: TECHNICAL CORRECTIONS

Mr. Schelly suggested that this item be tabled due to two (2) major changes being proposed by the County Planning Commission for discussion at the next meeting.

Tabled.

4. APPROVAL OF MEETING MINUTES

A motion by Mr. Rotondo, seconded by Ms. David for the approval of the minutes for the meeting held on October 24th, 2013 contingent upon minor corrections, was passed unanimously.

A motion by Ms. David, seconded by Ms. Quigley for the approval of the minutes for the meeting held on November 14th, 2013 contingent upon minor corrections, was passed unanimously.

A motion by Mr. Rotondo, seconded by Ms. Quigley for the approval of the minutes for the meeting held on December 12th, 2013 contingent upon minor corrections, was passed unanimously.

5. PLANNING COMMISSION AGENDA FOR JANUARY 23rd, 2014

- CONSERVATION SUBDIVISION ORDINANCE: TECHNICAL CORRECTIONS

6. 2014 PLANNING COMMISSION MEETING SCHEDULE

The September 25th, 2014 meeting has been rescheduled to September 18th, 2014.

7. PUBLIC COMMENT

All public comments were addressed at the time Motions were presented before the general public.

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 9:11 P.M.

WORCESTER TOWNSHIP
PLANNING COMMISSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
1031 VALLEY FORGE ROAD
WORCESTER, PA

Thursday, January 23rd, 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 7:35 P.M.

ATTENDANCE

PRESENT:

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

ABSENT:

Ms. Chris David	Member
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GUESTS:

Ms. Michelle Jackson-Greenawalt, Locust Drive Resident

1. ZONING ORDINANCE AMENDMENT

- CONSERVATION SUBDIVISION ORDINANCE: TECHNICAL CORRECTIONS

Mr. Matthew Schelly presented a revised draft Ordinance regarding the Conservation Subdivision Ordinance.

The chart was reviewed in length by the Planning Commission

Mr. Tony Sherr and Ms. Pat Quigley focused on consistency regarding the diagram provided.

Discussion and questions ensued.

2. APPROVAL OF MEETING MINUTES

A motion by Mr. Rotondo, seconded by Ms. Quigley for the approval of the minutes for the meeting held on January 9th, 2014 contingent upon minor corrections, was passed unanimously.

3. **PLANNING COMMISSION AGENDA FOR FEBRUARY 12th, 2014**
 - CONSERVATION SUBDIVISION ORDINANCE: TECHNICAL CORRECTIONS
 - SIGNAGE ORDINANCE – TECHNICAL CORRECTIONS

4. **PUBLIC COMMENT**
None

5. **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 9:42 P.M.