

WORCESTER TOWNSHIP
PLANNING COMMISSION WORK SESSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
1031 VALLEY FORGE ROAD
WORCESTER, PA
Thursday, March 13th, 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 7:30 P.M.

ATTENDANCE

PRESENT:

Mr. Gordon Todd	Chairman
Ms. Pat Quigley	Vice Chairman
Mr. Doug Rotondo	Secretary
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:

None

GUESTS:

Mr. John Ianozzi, Esq.: HRMM&L
Mr. Brennan Marion: Developer of Stony Creek Farms
Mr. James Mollick: County View Lane Resident
Mr. Robert Andorn: Valley Forge Road Resident

**1. 1525 NORTH WALES ROAD – STONY CREEK FARMS SUBDIVISION:
WAIVER REQUEST**

Mr. Iannozi, Esq. presented the waiver request on behalf of the Stony Creek Farms Development.

Mr. Todd inquired if there was any type of deed restriction and how the current proposed Bed & Breakfast will be recorded as single family residence. He would prefer to see the barn preserved.

Ms. Quigley addressed CKS's review.

Discussion and questions ensued.

RECOMMENDATION:

A motion by Mr. Sherr, seconded by Ms. Quigley, recommending approval of the waiver to the Board of Supervisors contingent upon CKS's issues in their review are resolved, to allow the current septic system to be maintained, and to place deed restriction on the property so no further

subdivision can be completed for the purpose of preserving the historic property, was unanimously voted upon.

2. **ZONING ORDINANCE AMENDMENT**

HISTORIC ORDINANCE

This agenda item will be discussed with the Board of Supervisors at the Joint Meeting scheduled for April 7th, 2014.

Mr. Andorn addressed and commented on the may versus shall language regarding the proposed Historic Ordinance.

Dr. Mollick commented on the process and whether the proposed ordinance is optional.

Discussion and questions ensued.

CONSERVATION SUBDIVISION ORDINANCE: TECHNICAL CORRECTIONS

This agenda item will be discussed with the Board of Supervisors at the Joint Meeting scheduled for April 7th, 2014.

Tabled.

3. **PLANNING COMMISSION AGENDA FOR MARCH 27th, 2014 MEETING:**

The Planning Commission meeting was cancelled.

4. **JOINT AGENDA SCHEDULED FOR APRIL 7th, 2014 MEETING WITH BOARD OF SUPERVISORS:**

- CONSERVATION SUBDIVISION ORDINANCE – TECHNICAL CORRECTIONS
- HISTORIC ORDINANCE

5. **APPROVAL OF MEETING MINUTES:**

The February 27th, 2014 meeting minutes were 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. Todd at 8:11 P.M.