

WORCESTER TOWNSHIP
PLANNING COMMISSION WORK SESSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
1031 VALLEY FORGE ROAD
WORCESTER, PA
Thursday, May 8th, 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 7:31 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:

Mr. Harold Conway, Frog Hollow Racquet Club Applicant
Mr. Robert Cohen, Frog Hollow Racquet Club Applicant
Mr. Arthur Boesler, Representative for Frog Hollow Racquet Club
Mr. Brian Grant, Representative for Frog Hollow Racquet Club
Ms. Michelle Jackson-Greenawalt, Locust Drive Resident
Mr. Robert Andorn, Valley Forge Road Resident

1. FROG HOLLOW RACQUET CLUB LOCATED AT 2115 WEBER ROAD:

- LAND DEVELOPMENT PLAN – PRELIMINARY/ FINAL APPROVAL CONSIDERATION
THIS LAND DEVELOPMENT SUBMISSION WAS SUBJECT TO A ZONING DECISION GRANTED BY THE WORCESTER TOWNSHIP ZONING HEARING BOARD.

Mr. Arthur Boesler presented the revisions completed contingent upon CKS and the Planning Commission's reviews.

He explained that the regulation "No Parking" signs along Weber Road have been included and five (5) street trees have been added.

He explained all the waivers requested that are referenced in CKS's review dated March 27th, 2014.

Mr. Boesler further referenced the sidewalk that links the parking lot to the farmhouse.

He explained that all the wetlands species have been defined on the revised plans.

Mr. Boesler clarified that the native species may be directed by the Township and that the final plans will reflect such regarding the buffering requirements.

Ms. Quigley inquired if the Applicant consulted the landscape ordinance requirements of the Township. Mr. Boesler said he and his staff did and would include whatever species are preferred.

He further explained that a swale is needed. Ms. Quigley addressed that the species list needs to be referred to for native dense evergreen buffering (i.e. Azaleas, ink berry) that would have a density year round.

Ms. David addressed what type of vegetation would be planted in the swale. Mr. Boesler replied that no vegetation would be planted in the swale.

Ms. David is in agreement with Ms. Quigley that a native dense evergreen needs to be planted as buffering. Mr. Boesler was in agreement as well and will refer to the Township landscaping species list.

RECOMMENDATION:

A motion by Mr. Sherr, seconded by Ms. Quigley, recommending Preliminary/ Final approval to the Board of Supervisors contingent upon the first two (2) waivers requested on the revised plan be granted that require roadway frontage improvements and stating that a driveway stopping area measured 20' feet behind the right-of-way line shall be provided to not exceed a four percent grade, the additional three (3) waivers requested have been complied with, was unanimously voted upon.

2. ZONING ORDINANCE AMENDMENT INVASIVE SPECIES

The Planning Commission discussed in length different types of Invasive species ordinances that exist in other surrounding Townships.

Bamboo and various bamboo restrictions were heavily discussed.

Mr. Matt Schelly will review any draft ordinances provided and/or requested by the Planning Commission.

Mr. Andorn addressed private property rights concerning bamboo and setback requirements concerning bamboo.

Discussion and questions ensued.

HISTORIC ORDINANCE

The Planning Commission discussed the criteria requirements for drafting a historic ordinance and financial incentives that would motivate property owners to preserve historic structures. Additionally, they discussed the demolition process and how best to educate the public.

Mr. Andorn commented on the historic ordinance structure process and individual property rights. He is not in support of the current process.

Discussion and questions ensued.

3. **PLANNING COMMISSION AGENDA FOR THE MAY 22nd, 2014 MEETING:**
 - INVASIVE SPECIES
 - HISTORIC ORDINANCE

4. **APPROVAL OF MEETING MINUTES:**

A motion by Mr. Sherr, seconded by Ms. David for the approval of the minutes for the meeting held on April 24th, 2014 contingent upon minor corrections, was passed unanimously.

5. **PUBLIC COMMENT**

None

6. **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 8:51P.M.