

WORCESTER TOWNSHIP
PLANNING COMMISSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
1031 VALLEY FORGE ROAD
WORCESTER, PA
Thursday, October 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 7:32 P.M.

ATTENDANCE

PRESENT:

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| Mr. Gordon Todd | Chairman |
| Mr. Doug Rotondo | Secretary |
| Ms. Chris David | Member |
| Ms. Tiffany M. Loomis | Director of Planning & Zoning |
| Mr. Brandon Rudd | Township Planning Consultant, Montgomery County Planning Commission |

ABSENT:

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| Ms. Pat Quigley | Vice Chairman |
| Mr. Anthony R. Sherr | Member |

GUESTS:

None

1. CENTER SQUARE GOLF COURSE

- **CONDITIONAL USE APPLICATION: THE PROPOSAL IS FOR A REDEVELOPMENT OF THE CENTER SQUARE GOLF CLUB, BETWEEN BERKS ROAD AND WHITEHALL ROAD ON SKIPPACK PIKE, TO BE REDEVELOPED INTO A RESIDENTIAL LIFE CARE FACILITY. THE PROPOSED RESIDENTIAL LIFE CARE FACILITY WOULD INCLUDE 164 SINGLE FAMILY DETACHED DWELLING UNITS, 170 "CARRIAGE HOMES", AND 141 "SENIOR INDEPENDENT LIVING, ASSISTED LIVING/ PERSONAL CARE AND MEMORY CARE UNITS." THE TOTAL SITE AREA IS APPROXIMATELY 158 ACRES AND IS ZONED AGR – AGRICULTURAL.**

Mr. Gordon Todd explained that this is a by-right use. He commented that this plan is far more dense than justified.

Mr. Todd referenced the Pennsylvania Municipalities Planning Code (PMPC) and cited a particular section regarding health, safety, and welfare. He further explained that the applicant cannot establish meeting the conditional use standards set forth by the PMPC due to there is not enough information in the application and plan provided for the Board of Supervisors to make an informed decision.

Mr. Doug Rotondo is in agreement with Mr. Todd. He further explained that this property is part of the Stony Creek watershed. The historical structures are not addressed in the plan since the plan is vague

therefore we don't know if they were actually proposing to demolish anything, steep slopes are an issue, and there is only one point of access.

Mr. Todd addressed that parking is not addressed in the proposed plan.

Ms. Chris David is in agreement with all of these concerns discussed. She is also concerned with the environmental effects this will have on the land and inquired as to how sewage is being addressed. Mr. Todd clarified there is a pump station proposed on the plan.

Ms. David further addressed that the Center Point Village Master Plan is currently under consideration by the Board of Supervisors.

Mr. Stuart and Mrs. Barbara Land of Berks Road inquired how will their water system be impacted. He is going from a few neighbors to many neighbors and is concerned what this will do to his quality of life. Mr. Land further expressed his advocacy of open space and has maintained a lot for the past 20 years owned by the Golf Course and would like to continue doing so.

Mr. Carl Mazzacco of Berks Road has the same concerns as Mr. & Mrs. Land. He is concerned about where the stormwater will drain to, how the sewage will be managed, and the proposed development will affect the value of his property. He further inquired as to what kind of conditions will be imposed by the Board of Supervisors.

Mr. Brandon Rudd clarified that conditions that are included in the conditional use by the Board of Supervisors are required.

Mr. Rudd referenced that Montgomery County Planning Commission's review requested architectural renderings to further understand what type of product is being proposed.

Mr. Mazzacco inquired as to what the process is. Mr. Todd explained that the Planning Commission is an advisory body to the Board of Supervisors. Ms. Susan Caughlan further clarified that the Board of Supervisors is a quasi-judicial body regarding the conditional use hearing and explained the process.

Discussion and questions ensued.

A Stony Creek Farms Resident addressed the current traffic from 7am to 9:30am that on Skippack Pike and that this kind of development, if allowed, will create grid-lock on Skippack Pike during rush hour periods.

Mr. Todd referenced that CKS's review recommends a traffic study.

Mr. John Kratz of Berks Road Resident commented on the economic devaluing of his land if this application is approved. He inquired as to the AGR agricultural zoning district and density requirements, as well as the amount of time it took to develop the Growing Greener Ordinance.

Mr. Kratz inquired how long this process will take. Mr. Todd expects this process will take well over a year or possibly even longer.

Mr. Mazzacco referenced the plan and inquired where the power source will generate electric power to this development.

Mr. Todd stated that the Township Engineer be get involved with all utility matters.

Mr. Mazzacco said that this will definitely affect a 2 mile radius.

Mr. Kratz inquired as to the federal statute for this kind of facility.

Mr. Land addressed that there are numerous nursing facilities within Montgomery County for life care. He inquired if a market study would be required in the event of economic failure of the proposed facility.

Mr. Todd agreed that 55+ communities are overbuilt in the area.

Mr. Mazzacco stated that this development appears to be a full residential development opposed to a life care facility.

The Planning Commission is in agreement with the comments and concerns discussed.

RECOMMENDATION:

A motion by Mr. Rotondo, seconded by Ms. David, recommending that the Board of Supervisors request that the applicant to submit additional information adequate for Worcester Township Planning to make a determination of compliance with the Conditional Use Requirements as set forth in Section 150-9: Definition of Residential Life Care Facility, 150-11 and 150-215 of the Worcester Township Zoning Ordinance to meet the burden of proof, was voted unanimously.

2. **HISTORIC ORDINANCE AMENDMENT:**

The Planning Commission revised the permission letter addressed to property owners in the Township where their historical structures will be featured in the Township Brochure.

3. **PLANDING COMMISSION AGENDA FOR THE OCTOBER 23RD, 2014 MEETING:**

The meeting scheduled for October 23rd, 2014 has been cancelled.

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 September 25th, 2014 as amended, 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 8:21 P.M.