

WORCESTER TOWNSHIP
PLANNING COMMISSION MEETING
WORCESTER TOWNSHIP BUILDING
1721 VALLEY FORGE ROAD
WORCESTER, PA
Thursday, September 11th, 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:

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

ABSENT:

Mr. Anthony R. Sherr	Member
Mr. Brandon Rudd	Township Planning Consultant, Montgomery County Planning Commission

GUESTS:

None

1. **ZONING AMENDMENT ORDINANCE(s):**

- HISTORIC ORDINANCE
- INVASIVE SPECIES – BAMBOO

This matter was tabled for further research to be completed.

2. **PLANNING COMMISSION AGENDA FOR SEPTEMBER 25th, 2014 MEETING:**

- CENTER POINT VILLAGE PLANNING – MASTER PLAN
- 3040 WOODLYN AVENUE – GEHRET LOT LINE CHANGE
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3. **APPROVAL OF MEETING MINUTES:**

A motion by Mr. Rotondo, seconded by Ms. Quigley for the approval of the minutes for the meeting held on July 24th, 2014 as amended, was passed unanimously.

5. **PUBLIC COMMENT**

Mr. Todd suggested giving a Worcester Township Planning Commission Report on the Board of Supervisors Meetings.

Discussion & questions ensued.

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 8:27 P.M.

WORCESTER TOWNSHIP
PLANNING COMMISSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
1031 VALLEY FORGE ROAD
WORCESTER, PA
Thursday, September 25th, 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
Mr. Doug Rotondo	Secretary
Ms. Chris David	Member
Mr. Anthony R. Sherr	Member
Ms. Tiffany M. Loomis	Director of Planning & Zoning

ABSENT:

Mr. Brandon Rudd	Township Planning Consultant, Montgomery County Planning Commission
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GUESTS:

Mr. Timothy Woodrow: Woodrow & Associates – Representative for 3040 Woodlyn Avenue
Mr. John Cover: Montgomery County Planning Commission
Mr. John Kennedy: Kennedy & Associates, LLC

1. **3040 WOODLYN AVENUE – MINOR SUBDIVISION (LOT LINE CHANGE)**
 - PRELIMINARY/ FINAL APPROVAL CONSIDERATION – THE PLAN PROPOSES A LOT LINE CHANGE BETWEEN TWO EXISTING TAX PARCELS

Mr. Timothy Woodrow presented the proposed plan to the Planning Commission. The applicant is proposing the lot line change to protect their view shed in the event the other lot is ever sold.

Mr. Woodrow addressed the pre-existing non-conforming lot width.

RECOMMENDATION:

A motion by Mr. Sherr, seconded by Mr. Rotondo, recommending preliminary/ final approval by the Board of Supervisors contingent upon CKS's review dated September 5th, 2014, was unanimously voted upon.

2. **CENTER POINT VILLAGE MASTER PLAN:**
 - ORGANIZATIONAL MEETING REGARDING “NEXT STEPS” – **BOARD OF SUPERVISORS ENDORSED PROPOSED MASTER PLAN MAY 21st, 2014.**

Mr. John Cover and John Kennedy presented a slide show presentation for the next steps in the Center Point Village Planning Process.

There were a total of 3 public sessions for the public to take part in. The Plan presented was derived from these sessions.

The goal is create a specific zoning district for Center Point Village. A base density of 2 to 3 dwelling units per acre is proposed utilizing public sewer.

A variety of bonuses are proposed to be offered to get individuals to develop in a compact pattern (i.e. transferable development rights).

Grant funding to support the proposed plan and traffic calming measures has been a main focus.

There are total of 4 quadrants that the plan has been divided into. Four (4) meetings are suggested, one (1) for each quadrant, to discuss zoning changes publicly.

The recommendation of the Center Point Village Plan is to change the zoning. Mr. Cover confirmed that this would be a public process, including public involvement.

Mr. Todd agrees with the quadrant approach. He also inquired as to who would be proposing the zoning.

Mr. Cover and Mr. Kennedy confirmed that they would be proposing the formal draft for discussion and revision.

Mr. Todd is in agreement that this must be a public process.

Mr. Cover went on to suggest that a Sub-Committee could be created to manage the process. Mr. Todd and the Planning Commission would like to be heavily involved in this process

Questions and discussion ensued concerning the planning process.

RECOMMENDATION #1:

A motion by Mr. Sherr, seconded by Ms. David, recommending formal approval by the Board of Supervisors to adopt the Master Plan for Center Point Village by resolution was unanimously voted upon.

RECOMMENDATION #2:

A motion by Mr. Sherr, seconded by Mr. Rotondo, recommending authorization/ approval by the Board of Supervisors for the next phase of the Center Point Village Planning Process which is the drafting of the zoning ordinance to be completed by Montgomery County Planning Commission and John Kennedy & Associates, LLC for Center Point Village, was unanimously voted upon.

3. PLANNING COMMISSION AGENDA FOR THE OCTOBER 9th, 2014 MEETING:

- Center Square Golf Course – Conditional Use Application: Recommendation to the Board of Supervisors
- Historical Ordinance - Discussion

4. APPROVAL OF MEETING MINUTES:

A motion by Ms. David, seconded by Ms. Quigley for the approval of the minutes for the meeting held on September 11th, 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 8:31 P.M.