

**WORCESTER TOWNSHIP PLANNING COMMISSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490
THURSDAY, SEPTEMBER 27, 2018, 7:30 PM**

CALL TO ORDER by Chair Todd at 7:30 PM

ATTENDANCE

PRESENT:	GORDON TODD	[X]
	ANTHONY SHERR	[X]
	MICHELLE GREENAWALT	[X]
	MICHAEL HOLSONBACK	[X]

1. August 23, 2018 Meeting Minutes – Chair Todd motioned to amend the minutes to address Mr. Rotondo’s comments. Mr. Holsonback motioned to approve the August 23, 2018 Meeting Minutes as amended by Chair Todd. There was no public comment. By unanimous vote the motion was approved.
2. Westrum – Trooper Road. – (LD 2018-05) – John Westrum, applicant, and his engineer, Kristin Holmes, provided the members with a description and reasoning of the proposed lot consolidation.

Chair Todd commented on the Township Engineer’s first review letter regarding the second dwelling unit that would be located on the property if the plan were approved.

Mr. Sherr commented on the location and preservation of the barn on the property.

There was general discussion regarding the barn on the property.

Mr. Sherr motioned to approve the Preliminary/Final Plan of Lot Consolidation for Westrum – Trooper Road, seconded by Ms. Greenawalt. By unanimous vote the motion was approved.

3. Center Point Village Ordinance – Chair Todd commented on changes made to the ordinance, the creation of an ordinance for a land development application, the density of housing, and expressed his disapproval of the Ordinance.

Mr. Sherr commented on the walkability, design standards, and housing density. Mr. Sherr also agreed with Chair Todd in the disapproval of the Ordinance.

Ms. Greenawalt commented on the Ordinance language, walkability in the village and of her disapproval of the ordinance as it is currently written.

Winnie Hayes, Worcester, commented on the hired planning consultants, an increase in safety issues, walkability throughout the village, and small shops in the village.

Winnie Hayes commented on leaving the current zoning in place, approving the proposed ordinance as an overlay, utilization of TDRs, and the preservation of open space.

Bob Andorn, Worcester, commented on the time spent on the Ordinance, the members restricting specific properties in the village, and the design standards being too restrictive.

Bob Andorn commented on the planning commission neglecting to hold a public comment prior to voting.

Kathy Mckeever, Worcester, commented on the added traffic with the proposed Ordinance.

Jim Mollick, Worcester, commented on the planning consultant's reports, members not reading the reports, and the money spent for the ordinance.

Jim Mollick commented on the TDRs being removed.

Jim Mollick commented on the density of homes, member's comments regarding property owner's financial interests, the restrictiveness of architectural standards, the members comments regarding utilization of Growing Greener, and the amount of time spent on reviewing the Ordinance.

Ms. Greenawalt commented on the high volume of traffic at the Rt. 363 & Rt. 73 intersection.

Winnie Hayes commented on the utilization of TDRs. General discussion about TDR's ensued.

Jim Mollick commented on Susan Caughlan, Board of Supervisor's Vice Chair, being affiliated with the "Friends of Worcester" and utilization of TDRs.

4. October 25 Planning Commission Meeting Agenda – At its October 25 meeting The Planning Commission will review the Palmer subdivision (LD 2017-01).

PUBLIC COMMENT

- There was no public comment.

ADJOURNMENT

There being no further business before the Planning Commission, Chair Todd adjourned the meeting at 8:32 PM.

Respectfully Submitted:

Andrew R. Raquet

Asst. Zoning Officer; Codes Clerk