

AGENDA
WORCESTER TOWNSHIP PLANNING COMMISSION
MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490
THURSDAY, JANUARY 8TH, 2015 **7:30 P.M.**

CALL TO ORDER

ATTENDANCE

1. **APPOINTMENT OF PLANNING COMMISSION POSITIONS:**
 - CHAIRMAN OF THE PLANNING COMMISSION
 - VICE CHAIRMAN OF THE PLANNING COMMISSION
 - SECRETARY
 - MEMBER(S)

2. **WILLOW CREEK FARMS, LP LOCATED AT 3220 HEEBNER ROAD:**
 - CONDITIONAL USE APPLICATION – THE APPLICANT IS REQUESTING A NEW CONDITIONAL USE APPROVAL ON THE PROPERTY. PREVIOUSLY, CONDITIONAL USE APPROVAL WAS GRANTED FOR A 5.4 ACRE FARM MARKET ON THE ENTIRE TRACT. THE APPLICANT IS NOW PROPOSING TO SUBDIVIDE THE ENTIRE TRACT AND, THEREFORE, THE CURRENT FARM MARKET WOULD EXCEED THE MAXIMUM ALLOWABLE AREA OF THE PROPERTY (5%) THAT CAN BE DEDICATED TO A FARM MARKET. THE APPLICANT IS REQUESTING THAT THE FARM MARKET AREA BE REDUCED FROM 5.4 ACRES TO 2.427 ACRES.
 - RECOMMENDATION TO THE BOARD OF SUPERVISORS

3. **VILLAGE PLANNING:**
 - CENTER POINT VILLAGE – TIMELINE DISCUSSION

4. **ZONING AMENDMENT ORDINANCE:**
 - HISTORIC ORDINANCE – TIMELINE DISCUSSION

5. **PLANNING COMMISSION AGENDA FOR JANUARY 22ND, 2015 MEETING:**
 - DISCUSSION

6. **APPROVAL OF MEETING MINUTES:**
 - DECEMBER 11TH, 2014 - MOTION

7. **PUBLIC COMMENT**

8. **ADJOURNMENT**

AGENDA
WORCESTER TOWNSHIP PLANNING COMMISSION
MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490
THURSDAY, JANUARY 22nd, 2015 7:30 P.M.

CALL TO ORDER

ATTENDANCE

1. **VILLAGE PLANNING:**
 - CENTER POINT VILLAGE ZONING
 - PRESENTATION & DISCUSSION TO BE PRESENTED BY JOHN COVER of MONTGOMERY COUNTY PLANNING COMMISSION and JOHN KENNEDY of KENNEDY & ASSOCIATES, LLC

2. **PLANNING COMMISSION AGENDA FOR FEBRUARY 26th, 2015 MEETING:**
 - DISCUSSION

3. **APPROVAL OF MEETING MINUTES:**
 - JANUARY 8th, 2015
 - MOTION

4. **PUBLIC COMMENT**

5. **ADJOURNMENT**

AGENDA
WORCESTER TOWNSHIP PLANNING COMMISSION
MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490
THURSDAY, FEBRUARY 26th, 2015 **7:30 P.M.**

CALL TO ORDER

ATTENDANCE

1. **VILLAGE PLANNING:**
 - CENTER POINT VILLAGE ZONING

2. **PLANNING COMMISSION AGENDA FOR MARCH 26th, 2015 MEETING:**
 - DISCUSSION

3. **APPROVAL OF MEETING MINUTES:**
 - JANUARY 8th,2015
 - MOTION
 - JANUARY 22nd, 2015
 - MOTION

4. **PUBLIC COMMENT**

5. **ADJOURNMENT**

AGENDA
WORCESTER TOWNSHIP PLANNING COMMISSION
MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490
THURSDAY, MARCH 26th, 2015 **7:30 P.M.**

CALL TO ORDER

ATTENDANCE

1. **VILLAGE PLANNING:**
 - CENTER POINT VILLAGE ZONING

2. **PLANNING COMMISSION AGENDA FOR APRIL 23rd, 2015 MEETING:**
 - DISCUSSION

3. **APPROVAL OF MEETING MINUTES:**
 - FEBRUARY 26th, 2015
 - MOTION

4. **PUBLIC COMMENT**

5. **ADJOURNMENT**

AGENDA
WORCESTER TOWNSHIP PLANNING COMMISSION
MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490
THURSDAY, APRIL 23rd, 2015 7:30 P.M.

CALL TO ORDER

ATTENDANCE

1. **PRESERVE @ WORCESTER**
 - EXCESS TOPSOIL REQUEST – STOCKPILE ASBUILTS
 - DISCUSSION & POSSIBLE MOTION

2. **CENTER SQUARE GOLF COURSE**
 - CONDITIONAL USE APPLICATION
 - DISCUSSION & POSSIBLE MOTION

3. **VILLAGE PLANNING:**
 - CENTER POINT VILLAGE ZONING

4. **PLANNING COMMISSION AGENDA FOR MAY 4th, 2015 JOINT MEETING WITH THE BOARD OF SUPERVISORS:**
 - DISCUSSION

5. **PLANNING COMMISSION AGENDA FOR MAY 28th, 2015 MEETING:**
 - DISCUSSION

6. **APPROVAL OF MEETING MINUTES:**
 - MARCH 26th, 2015
 - MOTION

7. **PUBLIC COMMENT**

8. **ADJOURNMENT**

AGENDA
WORCESTER TOWNSHIP PLANNING COMMISSION
MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490
THURSDAY, MAY 28th, 2015 **7:30 P.M.**

CALL TO ORDER

ATTENDANCE

1. **OUR FARM SKETCH PLAN:**

- THE PROPERTY IS COMPOSED OF THREE SEPARATE TAX PARCELS AND HAS A GROSS SITE AREA OF 111.93 ACRES. THE PROPERTY IS BOUNDED BY WHITEHALL RD, POTSHOP RD, AND BERKS RD. THE PLAN IS SUBMITTED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 150-110.3 OF THE TOWNSHIP ZONING CODE, WHICH DELINEATES THE REQUIREMENTS FOR A YIELD PLAN IN CONJUNCTION WITH DETERMINING THE DENSITY OF THE SUBJECT TRACT. THIS DENSITY WILL DEFINE THE MAXIMUM NUMBER OF DWELLING UNITS WHICH CAN BE UTILIZED IN CONJUNCTION WITH OPTION 1 OF THE CONSERVATION SUBDIVISION DEVELOPMENT ALTERNATIVE.
 - DISCUSSION

2. **VILLAGE PLANNING:**

- CENTER POINT VILLAGE ZONING

3. **ZONING AMENDMENT ORDINANCE:**

- HISTORIC ORDINANCE

4. **PLANNING COMMISSION AGENDA FOR JUNE 25th, 2015 MEETING:**

- DISCUSSION

5. **APPROVAL OF MEETING MINUTES:**

- APRIL 23rd, 2015
 - MOTION

6. **PUBLIC COMMENT**

7. **ADJOURNMENT**

AGENDA
WORCESTER TOWNSHIP PLANNING COMMISSION
MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490
THURSDAY, JUNE 25th, 2015 **7:30 P.M.**

CALL TO ORDER

ATTENDANCE

1. **WILLOW CREEK FARMS, LP:**
 - THE PROPERTY IS BOUNDED BY STUMP HALL ROAD, HOLLOW ROAD, HEENBER ROAD, AND TRANSECTED BY KRIEBEL MILL ROAD. THE TOTAL ACREAGE OF THE PROPERTY IS CURRENTLY 138.325 ACRES. THE SUBDIVISION PROPOSED WILL SUBDIVIDE THE PROPERTY INTO 3 SEPARATE LOTS.
 - MOTION RECOMMENDING PRELIMINARY/ FINAL APPROVAL

2. **VILLAGE PLANNING:**
 - CENTER POINT VILLAGE ZONING

3. **ZONING AMENDMENT ORDINANCE:**
 - HISTORIC ORDINANCE

4. **PLANNING COMMISSION AGENDA FOR JULY 23rd, 2015 MEETING:**
 - DISCUSSION

5. **APPROVAL OF MEETING MINUTES:**
 - MAY 28th, 2015
 - MOTION

6. **PUBLIC COMMENT**

7. **ADJOURNMENT**

AGENDA
WORCESTER TOWNSHIP PLANNING COMMISSION
MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490
THURSDAY, AUGUST 27th, 2015 7:30 P.M.

CALL TO ORDER

ATTENDANCE

1. **3044 GERMANTOWN PIKE (CHURCH OF THE NAZARENE):**
 - THE LAND DEVELOPMENT PLAN SHOWS THREE DIFFERENT BUILDING ADDITIONS CONTAINING A TOTAL OF 14,331 SQUARE FEET. THERE ARE VARIOUS ZONING ISSUES THAT NEED TO BE ADDRESSED.
 - SKETCH PLAN DISCUSSION

2. **VILLAGE PLANNING:**
 - CENTER POINT VILLAGE ZONING

3. **ZONING AMENDMENT ORDINANCE:**
 - HISTORIC ORDINANCE - BROCHURE DISCUSSION & CRITIQUE
 - LIFE CARE FACILITIES

4. **PLANNING COMMISSION AGENDA FOR SEPTEMBER 24th, 2015 MEETING:**
 - DISCUSSION

5. **APPROVAL OF MEETING MINUTES:**
 - JUNE 25th, 2015
 - MOTION

6. **PUBLIC COMMENT**

7. **ADJOURNMENT**

AGENDA
WORCESTER TOWNSHIP PLANNING COMMISSION
MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490
THURSDAY, SEPTEMBER 24th, 2015 **7:30 P.M.**

CALL TO ORDER

ATTENDANCE

1. **VILLAGE PLANNING:**
 - CENTER POINT VILLAGE ZONING – TIMELINE DISCUSSION

2. **ZONING AMENDMENT ORDINANCE:**
 - HISTORIC ORDINANCE - BROCHURE DISCUSSION & CRITQUE

3. **UPPER GWYNEDD TOWNSHIP:**
 - ACT 537 SEWAGE FACILITIES PLAN SPECIAL STUDY - INQUIRY

4. **PLANNING COMMISSION AGENDA FOR OCTOBER 22nd, 2015 MEETING:**
 - DISCUSSION

5. **APPROVAL OF MEETING MINUTES:**
 - AUGUST 27th, 2015
 - MOTION

6. **PUBLIC COMMENT**

7. **ADJOURNMENT**

AGENDA
WORCESTER TOWNSHIP PLANNING COMMISSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490
THURSDAY, NOVEMBER 19, 2015, 7:30 P.M.

1. **CALL TO ORDER**

2. **ATTENDANCE**

3. **ACT 209 TRANSPORTATION IMPACT FEE ORDINANCE**
 - motion to make recommendation to Board of Supervisors

4. **3330 WATER STREET ROAD – 2 LOT SUBDIVISION**
 - discussion

5. **CENTER POINT VILLAGE ZONING ORDINANCE**
 - discussion

6. **APPROVAL OF MEETING MINUTES**
 - motion to approve October 22, 2015 meeting minutes

7. **PLANNING COMMISSION AGENDA FOR DECEMBER 10, 2015 MEETING**
 - discussion

8. **PUBLIC COMMENT**

9. **ADJOURNMENT**

AGENDA
WORCESTER TOWNSHIP PLANNING COMMISSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490
THURSDAY, DECEMBER 10, 2015, 7:30 P.M.

1. **CALL TO ORDER**

2. **ATTENDANCE**

3. **3455 GERMANTOWN PIKE (IBEW) – LAND DEVELOPMENT**
 - presentation

4. **STORMWATER ORDINANCE**
 - discussion

5. **CENTER POINT VILLAGE ZONING ORDINANCE**
 - discussion

6. **APPROVAL OF MEETING MINUTES**
 - motion to approve November 18, 2015 meeting minutes

7. **ZONING HEARING BOARD APPLICATIONS**
 - discussion on 15-03 – 2959 Potshop Road
 - discussion on 15-04 – 3455 Germantown Pike

8. **PLANNING COMMISSION AGENDA FOR JANUARY 21, 2016 MEETING**
 - discussion

9. **PUBLIC COMMENT**

10. **ADJOURNMENT**