

Chair Sherr commented on the proposed improvements complying with the Township's Zoning Ordinance.

Mr. Todd motioned to recommend the Board of Supervisors grant Preliminary/Final Plan Approval for 2750 Morris – Building D-South, conditioned on the applicant complying with the Township Engineer's review letter, second by Mr. Koch. By unanimous vote the motion was approved.

Chair Sherr commented on the property owners addressing the complaints regarding noise.

4. 3205 Skippack Pike – Meadowood Senior Living – CUA – Tim Woodrow, Engineer for the Applicant, provided an overview of a proposed riparian corridor crossing, the property master plan, property layout, access to adjacent properties, relocation of a garden, and engineer requirements.

Chair Sherr commented on the project disturbance and the pipe required for the project.

Tim Woodrow commented on the stream, stormwater flows, and the stream crossing.

Joe Nolan, Township Engineer, commented on the additional information and approvals required.

Chair Sherr commented on additional disturbances. Mr. Woodrow noted the project will have no other disturbances and vegetation will be replanted.

Lee Koch commented on the vehicle traffic at the property caused by the Victory Garden.

Tim Woodrow commented on the vehicle traffic, access to the Victory Garden, and walkability on the property.

Mr. Holsonback commented on the roadway material.

Ms. Greenawalt commented on her approval of the proposed project.

Winifred Hayes, Worcester, commented on the distance and connection to Worcester Elementary School. Tim Woodrow noted the access to the Elementary School.

Jim Mollick, Worcester, commented on Meadowood Senior Living's Grove project, size of the buildings under construction, and disturbance of recreation area.

Marlon Back, Representative for the Applicant, noted the preferential location of the proposed Victory Garden.

Jim Mollick commented on the comments received from Meadowood Senior Living's residents.

Ms. Greenawalt motioned to recommend the Board of Supervisors grant conditional use approval for 3205 Skippack Pike – Meadowood Senior Living conditioned on the applicant complying with the Township Engineer’s review letter, second by Mr. Holsonback. By unanimous vote the motion was approved.

5. February 28, Planning Commission Meeting Agenda – At its February 28th meeting The Planning Commission may review the Palmer subdivision (LD 2017-02).

Chair Sherr commented on the review of Township Ordinances being added to the agenda.

Chair Sherr commented on the Planning Commission reviewing previous overlay ordinances, the Township comprehensive plan, and the input of the public. Mr. Todd, Mr. Holsonback, and Ms. Greenawalt commented on reviewing the comprehensive plan and the Township’s Zoning.

PUBLIC COMMENT

- Winifred Hayes, Worcester, commented on the Planning Commission reviewing Ordinances, preserving Township owned property, the “Friends of Worcester” planning with the Planning Commission, high density housing, and review of the Township’s comprehensive plan.
- Winifred Hayes commented on the Township utilizing social media. Andrew Raquet noted the Township utilizes social media. Ms. Hays commented on the connection between Meadowood Senior Living and Worcester Elementary School and the Defford Road Trail.
- Mr. Holsonback commented on recording Planning Commission meetings. Andrew Raquet noted the request will relayed to the Township Manager.
- Bob Andorn, Worcester, commented on the Planning Commission working independently and the restriction of development. Mr. Todd commented on previous court decisions on developments. Chair Sherr commented on preventing courts from deciding developments.
- Bob Andorn commented on by-right development, independence of the Planning Commission, the Palmer property development, the development of Center Point Village, and the tax revenue associated with preserving open space. Chair Sherr commented on receiving input from the public and by-right development.
- Jim Mollick, Worcester, commented on the Board of Supervisors overseeing the Planning Commission, reviewing Township Ordinances, and the public attending meetings. Mr. Holsonback commented on attendance at Planning Commission meetings.
- Jim Mollick commented on information distributed in reference to the Center Point Zoning Ordinance, the Board of Supervisors December 8th special meeting, the “Friends of Worcester”, traffic concerns, the cost to improve the intersection at Valley Forge Road and Skippack Pike, and Chair Sherr’s affiliation with Winifred Hayes and the “Republican Committee”.
- Mr. Todd commented on big-box stores.

ADJOURNMENT

There being no further business before the Planning Commission, Chair Sherr adjourned the meeting at 9:03 PM.

Respectfully Submitted:

Andrew R. Raquet
Asst. Zoning Officer; Codes Clerk