

**WORCESTER TOWNSHIP PLANNING COMMISSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490
THURSDAY, JANUARY 24, 2019, 7:30 PM**

CALL TO ORDER by Chair Todd at 7:30 PM

ATTENDANCE

PRESENT: TONY SHERR [X]
GORDON TODD [X]
MICHAEL HOLSONBACK [X]
MICHELLE GREENAWALT [X]
LEE KOCH [X]

1. Reorganization – Mr. Todd motioned to appoint Tony Sherr as Chair, second by Ms. Greenawalt. By unanimous vote the motion was approved.

Mr. Todd motioned to appoint Michelle Greenawalt as Vice Chair, second by Mr. Sherr. By unanimous vote the motion was approved.

2. November 8, 2018 Meeting Minutes – Ms. Greenawalt motioned to amend the minutes to address her comments. Mr. Todd motioned to approve the November 8, 2018 Meeting Minutes as amended by Ms. Greenawalt, second by Mr. Koch. By unanimous vote the motion was approved.

3. 2750 Morris – Building D-South – (LD 2019-01) – Estelle Eberhardt, Engineer for the Applicant, provided an overview of a proposed alteration to the loading docks on the south side of the building.

Ms. Greenawalt commented on the noise and lighting generated by the property and the proposed times the loading docks will be utilized.

Duane Horne, Representative of the Applicant, noted the proposed loading docks will be utilized between 9:00AM and 5:00PM

Chair Sherr commented on the Township Engineer's review letter.

Frank Wells, Worcester, commented on the noise and light generated from the property, the property's affect on property value, and the required site improvements of previous land development decisions.

Joe Nolan, Township Engineer, commented on the previously completed projects complying with land development requirements.

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

DRAFT



GENERAL PLAN NOTES

- 1. THE ZONING DISTRICT AND SUBJECT NOTES... 2. THE ZONING DISTRICT... 3. THE ZONING DISTRICT... 4. THE ZONING DISTRICT... 5. THE ZONING DISTRICT... 6. THE ZONING DISTRICT... 7. THE ZONING DISTRICT... 8. THE ZONING DISTRICT... 9. THE ZONING DISTRICT... 10. THE ZONING DISTRICT... 11. THE ZONING DISTRICT... 12. THE ZONING DISTRICT... 13. THE ZONING DISTRICT...

PLAN LEGEND

Table with 2 columns: Symbol and Description. Includes symbols for Lot Lines, Proposed Lot Lines, Easements, etc.

PROJECT SCALE DATA

Table with 2 columns: Scale and Description. Includes scales for 1" = 40', 1" = 80', etc.

COUNTY OF MONTGOMERY

COMMISSIONERS OF MONTGOMERY COUNTY, PENNSYLVANIA... OFFICE OF THE COUNTY ENGINEER... OFFICE OF THE COUNTY PLANNING COMMISSION...

OWNER'S CERTIFICATE

I, the undersigned, being the owner of the above described property, do hereby certify that the information furnished herein is true and correct...

BOARD OF SUPERVISORS

RESOLVED, that the Board of Supervisors do hereby approve the proposed subdivision of the above described property...

RECORDER OF DEEDS

RECORDED AND RETURNED TO THE OFFICE OF THE COUNTY ENGINEER... MONTGOMERY COUNTY PLANNING COMMISSION...

EXISTING PARCEL AREA SCHEDULE

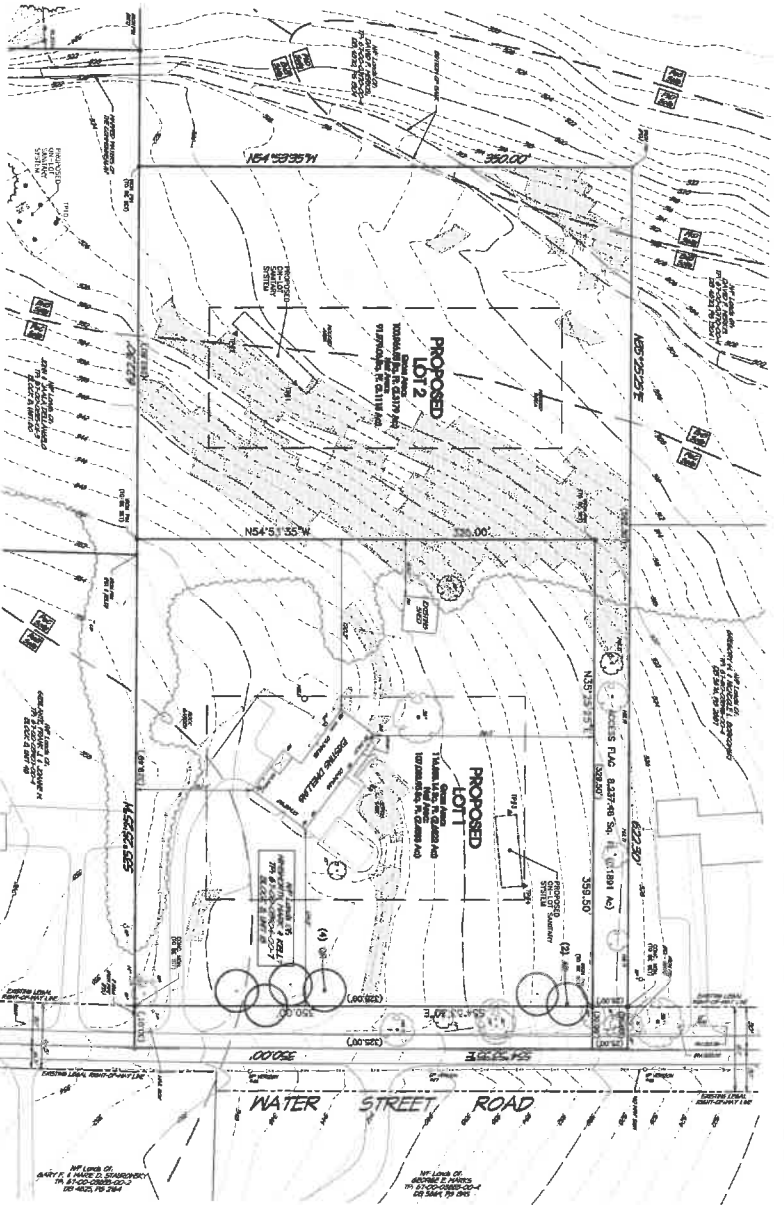
Table with 4 columns: Parcel No., Area, Schedule, and Remarks. Lists existing parcels and their zoning schedules.

SITE DATA and ZONING SCHEDULE

Table with 4 columns: Outstanding Easement, Zoning District, Proposed Lot 1, Proposed Lot 2. Details zoning and easement information for the proposed lots.

PLANNING SCHEDULE

Table with 4 columns: Parcel No., Area, Schedule, and Remarks. Lists parcels within the planning area and their zoning schedules.



Project summary information including: SUBMISSION - RECORD PLAN, 3218 WATER STREET ROAD, WOODBOW & ASSOCIATES, INC., and various stamps and dates.









4259 W. Swamp Road
Suite 410
Doylestown, PA 18902

www.cksenengineers.com
215.340.0600

RECEIVED
FEB 11 2019

February 7, 2019
Ref: # 7528

Township of Worcester
1721 Valley Forge Road
PO Box 767
Worcester, PA 19490-0767

Attention: Tommy Ryan, Township Manager

Reference: 3218 Water Street Road - Himsworth - Minor Subdivision Plan

Dear Mr. Ryan:

I am in receipt of the Township's memorandum dated January 30, 2019 requesting my review of a preliminary/final subdivision plan as prepared for the existing property at 3218 Water Street Road. The plan consists of one (1) sheet, has been prepared by Woodrow & Associates, Inc., and is dated January 11, 2019. This plan calls for the subdivision of an existing parcel of five (5) acres into two (2) building lots. Lot No. 1 will contain the existing dwelling and is proposed to have a net lot area of 2.4583 acres. Proposed Lot No. 2 is a flag lot, which will sit behind lot 1, and has a net lot area of 2.1115 acres. The plan has a note attached which indicates that "This plan was prepared as a parcel subdivision only. No new construction is proposed with this application." The existing features for proposed Lot 1 shown on the plan. There are no improvements shown for proposed Lot 2. I have reviewed this subdivision for conformance with the requirements of Township Code. Based on my review, I offer the following comments:

1. The applicant is requesting the following waivers in conjunction with this subdivision:
 - a. Section 130-16 - Requires road frontage improvements.
 - b. Section 130-18.A - Requires sidewalks along the frontage of properties. The applicant is requesting sidewalks be deferred until requested by the Township for the length of Hollow Road.
 - c. Section 130-18.B - Requires curbs to be installed on each side of every residential, secondary, or commercial street or road.
 - d. Section 130-28.G(5) - Requires perimeter buffers.
 - e. Section 130-28.G(9) - Requires individual lot landscaping.
 - f. Section 130-33.C(1) - Requires existing features plan within 400' of any part of land being subdivided .
 - g. Section 130-33.G - Requires a natural resource protection plan.

The above waiver requests should be considered by the Township in conjunction with any consideration for approvals for this subdivision.

2. The information for each lot shows both a gross and net area. However, there is no indication of how the net area was calculated. The applicant's consultant should add a table to the plan identifying what areas of the lot were used to obtain the net area.
3. Section 150-9 of the Township Zoning Ordinance provides for definitions. In the definition of "lot area calculations", there are numerous items which must be taken into account when determining the net lot area. Those that apply to this subdivision include the following:
 - a. Any are within the flood plain, or any areas containing water. There is a stream identified as "Mapped Waters of the Commonwealth" which passes through a corner of this property. The area associated with this stream should be removed from any lot area calculation. In addition, there is no flood plain shown adjacent to the stream. Flood plain information should be shown on the plan to determine what area of flood plain will need to be subtracted from the gross lot area.
 - b. The access strip of a flag lot must be excluded from the lot area calculation. The access flag area is identified on the plan, but it is not clear if this was subtracted from the gross area. This should be clarified.
 - c. Area within the ultimate right-of-way. Any area within the ultimate right-of-way should be excluded from the lot area calculation.
 - d. Steep Slopes - Portions of the site that include steep slopes as defined by Township code must be excluded from the lot calculation. Specifically, 100% of any steep slope over 25% must be subtracted from the gross lot area. Additionally, 50% of slopes between 15 to 25% must be subtracted from the gross lot area. There appears to be extensive areas on proposed lot 2 which are defined as either slopes over 25% or slopes between 15-25%. All of this area must be calculated and subtracted from the gross lot area.
4. The plan shows areas for proposed on-lot sanitary sewer systems. There are what appear to be the location of test pits that were used to evaluate the ability of the existing soils to accept an on-lot sewer system. The results of this testing should be provided to the Township for review.
5. General Plan Note No. 4 indicates that there has been no field investigation performed to verify any existence of any wetlands, Waters of the US or Commonwealth or alluvial soils at the time of this site survey. These field investigations must be performed in conjunction with this subdivision to determine what extent, if any, these features exist on this property prior to consideration for subdivision.
6. General Plan Note No. 9 indicates that the area between the project title line and the ultimate right-of-way line, is/are offered in perpetuity for dedication to the agency having jurisdiction over said right-of-way at the time of dedication. However, General Plan Note No. 10 says that the

February 7, 2019

Ref: # 7528

Page 3

"Ultimate Right-of-Way information is shown for compliance with Zoning Ordinance with regard net lot size and yard set back lines. No right-of-way dedication is offered or proposed with this application." Obviously these notes are in contradiction to each other. It is suggested that Note No. 10 be removed and the ultimate-right-of-way be dedicated to the Township.

Based on the issues with the lot area calculations, it is suggested that the applicant's consultant review the items required by Township Zoning Ordinance in conjunction with subdivision of this property. The above items need to be fully addressed before there is further consideration for subdivision. Please contact this office if you have any questions or need any further assistance on this subdivision.

Very truly yours,
CKS ENGINEERS, INC.
Township Engineers


Joseph J. Nolan, P.E.

JJN/paf

cc: Robert Brant, Esq., Township Solicitor
Andrew Raquet, Assistant Zoning Officer
Timothy Woodrow, Woodrow & Associates, Inc.
Mark & Kelly Himsworth, Applicant
File