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

CALL TO ORDER by Chair Sherr at 7:30 PM

ATTENDANCE

PRESENT:	TONY SHERR	[X]
	BOB ANDORN	[X]
	MICHAEL HOLSONBACK	[X]
	MICHELLE GREENAWALT	[X]
	LEE KOCH	[X]

- 1. <u>February 13 Meeting Minutes -</u> Mr. Holsonback motioned to approve the February 13, 2020 meeting minutes. There was no public comment. Mr. Andorn seconded the motion. By unanimous vote the motion was approved.
- 2. <u>2578 Morris (LD 2019-04)</u> Bradford Grauel, Engineer for the applicant, provided an overview of the proposed subdivision.

Chair Sherr commented on the Township Traffic Engineer's review letter and access to the property. Bradford Grauel noted the applicant has received permits to connect two driveways to Morris Road.

Chair Sherr commented on the proposed sewer connection and the removal of trees on the property.

Ms. Greenawalt commented on the SALDO requirements for tree plantings. Joe Nolan, Township Engineer, noted the applicants landscaping plan was in compliance with Township requirements.

Mr. Andorn comments on the proposed sewer laterals, sewer easements and the appearance of the homes.

Ms. Greenawalt commented on the installation of sidewalks. Bradford Grauel noted the applicant seeks to defer the installation of the sidewalks.

Mr. Koch motioned to recommend approval to the Board of Supervisors, conditioned upon the applicant satisfying comments in the Township Consultant's review letters and deferring the construction of the sidewalks. There was no public comment. Ms. Greenawalt seconded the motion. By unanimous vote, the motion was approved. 3. <u>Meadowood Senior Living – 3205 Skippack Pike – (LD 2020-01)</u> – Tim Woodrow, Engineer for the Applicant, provided an overview of the proposed lot consolidation.

Mr. Holsonback & Ms. Greenawalt commented on the occupancy of the properties.

Chair Sherr commented on reassessment of the property should the lot consolidation be approved.

Mr. Andorn commented on zoning compliance of the properties being consolidated to the main tract.

Joe Nolan noted the proposed consolidation does comply with Township Code and the lot consolidation was request by the Board of Supervisors.

Mr. Koch motioned to recommend approval to the Board of Supervisors of the proposed lot consolidation. There was no public comment. Ms. Greenawalt seconded the motion. By unanimous vote, the motion was approved.

Tim Woodrow provided an overview of the proposed emergency generators and their sound levels.

Chair Sherr commented on exercising of the generators. Tim Woodrow noted the generators would be exercised on a weekly basis.

Chair Sherr commented on the proximity of the proposed generators to structures and homes. Tim Woodrow commented on the surrounding structures and nearest neighboring property.

Mr. Andorn commented on exercising of the generators separately. Tim Woodrow commented on exercising the generators separately and the related noise.

Mr. Holsonback commented on the generators base and vibrations from the generators. Tim Woodrow commented on the installation process.

Ms. Greenawalt commented on the noise and time of the generators being exercised.

Mr. Holsonback commented on solar power at the property.

Mr. Andorn motioned to recommend approval to the Board of Supervisors conditioned upon the applicant satisfying the comments in the Township Engineer's review letter. There was no public comment. Mr. Holsonback seconded the motion. By unanimous vote, the motion was approved.

PUBLIC COMMENT

• There was no public comment.

ADJOURNMENT

There being no further business before the Planning Commission, Chair Sherr adjourned the meeting at 8:22 PM.

Respectfully Submitted:

Andrew R. Raquet Asst. Zoning Officer; Codes Clerk