

AGENDA
WORCESTER TOWNSHIP PLANNING COMMISSION
WORK SESSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA 19490
THURSDAY, JANUARY 14th, 2010 7:30 P.M.

CALL TO ORDER

ATTENDANCE

1. **APPROVAL OF MEETING MINUTES:**
 - DECEMBER 7th, 2009
 - DECEMBER 10th, 2009

2. **APPOINTMENT OF BOARD POSITIONS:**
 - CHAIRMAN OF THE BOARD
 - VICE CHAIRMAN OF THE BOARD
 - SECRETARY
 - MEMBER(S)

3. **VILLAGE PLANNING:**
 - DISCUSSION & TIME LINE PLANNING

4. **ADJOURNMENT**

AGENDA
WORCESTER TOWNSHIP PLANNING COMMISSION
MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA 19490
THURSDAY, JANUARY 28th, 2010 7:30 P.M.

CALL TO ORDER

ATTENDANCE

1. **KIBBLEHOUSE SUBDIVISION – FINAL PLAN REVIEW:**
The revised final proposes 12 lots and is located at PA Turnpike I-476(S) and Weber Road (E). The gross acreage is approximately 60.4 (+/-) acres.
2. **APPROVAL OF MEETING MINUTES:**
 - JANUARY 14th, 2010
3. **2010 MEETING DATES:**
 - DISCUSSION
4. **VILLAGE PLANNING:**
 - DISCUSSION, TIME LINE PLANNING, & MEETING PLANNING
5. **ADJOURNMENT**

AGENDA
WORCESTER TOWNSHIP BOARD OF SUPERVISORS & PLANNING COMMISSION
JOINT MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA 19490
MONDAY, FEBRUARY 1st, 2010 9:30 A.M.

CALL TO ORDER

ATTENDANCE

1. **APPROVAL OF MEETING MINUTES:**
 - DECEMBER 7th, 2009

2. **VILLAGE PLANNING:**
 - DISCUSSION & TIME LINE PLANNING

3. **ADJOURNMENT**

MEETING CANCELLED DUE TO INCLEMET WEATHER

**AGENDA
WORCESTER TOWNSHIP PLANNING COMMISSION
MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA 19490
THURSDAY, FEBRUARY 25th, 2010 7:30 P.M.**

CALL TO ORDER

ATTENDANCE

1. **2845 POTSHOP RD:**
 - DISCUSSION OF PROPOSING 3 LOT SUBDIVISION

2. **ZONING HEARING BOARD APPLICATION #07-02 – LAYA MARTINEZ LOCATED AT 1545 KRIEBEL MILL RD:**
 - DISCUSSION REGARDING VARIANCE TO PERMIT THE CONSTRUCTION OF AN ADDITIONAL SINGLE FAMILY DWELLING ON A NEW FLAG LOT

3. **APPROVAL OF MEETING MINUTES:**
 - JANUARY 28th, 2010

4. **VILLAGE PLANNING:**
 - DISCUSSION & PLANNING FOR WORK-SHOP MEETING SCHEDULED FOR MARCH 11th, 2010

5. **ADJOURNMENT**

AGENDA
WORCESTER TOWNSHIP PLANNING COMMISSION
WORK SESSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA 19490
THURSDAY, MARCH 11th, 2010 7:00 P.M.

CALL TO ORDER

ATTENDANCE

1. **VILLAGE PLANNING:**
 - FAIRVIEW VILLAGE WORK-SHOP MEETING TO DISCUSS VILLAGE PLANNING

2. **APPROVAL OF MEETING MINUTES:**
 - JANUARY 28th, 2010

3. **ZONING HEARING BOARD APPLICATION #07-02 – LAYA MARTINEZ LOCATED AT 1545 KRIEBEL MILL RD:**
 - DISCUSSION REGARDING VARIANCE TO PERMIT THE CONSTRUCTION OF AN ADDITIONAL SINGLE FAMILY DWELLING ON A NEW FLAG LOT

4. **ADJOURNMENT**

AGENDA
WORCESTER TOWNSHIP PLANNING COMMISSION
MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA 19490
THURSDAY, MARCH 25th, 2010 7:30 P.M.

CALL TO ORDER

ATTENDANCE

1. **APPROVAL OF MEETING MINUTES:**
 - MARCH 11th, 2010

2. **2845 POTSHOP RD:**
 - DISCUSSION OF PROPOSING 3 LOT SUBDIVISION

3. **STONY CREEK FARMS – AGE QUALIFIED RESIDENTIAL COMMUNITY:**
 - DISCUSSION & REVIEW OF PROPOSED ORDINANCE LANGUAGE REGARDING ALLOWING 20% OF THE DWELLING UNITS TO BE SOLD TO PERSONS UNDER THE AGE OF 55, WITH A SELECTED AGE OF 45, AGAIN WITH NO PERSONS UNDER THE AGE OF 19 ON A PERMANENT BASIS

4. **VILLAGE PLANNING:**
 - DISCUSSION & PLANNING FOR WORK-SHOP MEETING SCHEDULED FOR APRIL 8th, 2010

5. **ADJOURNMENT**

AGENDA
WORCESTER TOWNSHIP BOARD OF SUPERVISORS & PLANNING COMMISSION
JOINT MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA 19490
MONDAY, APRIL 5th, 2010 9:30 A.M.

CALL TO ORDER

ATTENDANCE

1. **APPROVAL OF MEETING MINUTES:**
 - FEBRUARY 1st, 2010

2. **NW CORNER OF GERMANTOWN PIKE & TROOPER RD – 3.4 ACRES:**
 - INFORMAL DISCUSSION BY REQUEST OF BAINBRIDGE CAPITAL INVESTMENTS CO, LLC REGARDING DEVELOPING PARCEL UNDER COMMERCIAL ZONING

3. **SUBDIVISION & LAND DEVELOPMENT REVIEW PROCESS:**
 - DISCUSSION ON PROTOCOL & PROCEDURE

4. **VILLAGE PLANNING:**
 - UPDATE REGARDING WORKSHOP HELD ON MARCH 11th, 2010. DISCUSSION & TIME LINE PLANNING REGARDING FUTURE WORKSHOPS TO BE HELD

5. **ZONING HEARING BOARD APPLICATION REVIEW PROCESS:**
 - DISCUSSION ON PROTOCOL & PROCEDURE

6. **ZONING AMENDMENT PROPOSAL:**
 - DISCUSSION

7. **ADJOURNMENT**

AGENDA
WORCESTER TOWNSHIP PLANNING COMMISSION
WORK SESSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA 19490
THURSDAY, APRIL 8th, 2010 7:30 P.M.

CALL TO ORDER

ATTENDANCE

1. **VILLAGE PLANNING:**
 - FAIRVIEW VILLAGE WORK-SHOP MEETING TO DISCUSS VILLAGE PLANNING

2. **APPROVAL OF MEETING MINUTES:**
 - MARCH 25th, 2010

3. **ADJOURNMENT**

AGENDA
WORCESTER TOWNSHIP PLANNING COMMISSION
MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA 19490
THURSDAY, APRIL 22nd, 2010 7:30 P.M.

CALL TO ORDER

ATTENDANCE

1. **APPROVAL OF MEETING MINUTES:**
 - MARCH 25th, 2010
 - APRIL 8th, 2010

2. **ZONING AMENDMENT PROPOSAL:**
 - DISCUSSION

3. **VILLAGE PLANNING:**
 - PLAN FUTURE WORK-SHOP MEETINGS
 - DISCUSSION

4. **ADJOURNMENT**

AGENDA
WORCESTER TOWNSHIP PLANNING COMMISSION
WORK SESSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA 19490
THURSDAY, MAY 13th, 2010 7:30 P.M.

CALL TO ORDER

ATTENDANCE

1. **ZONING HEARING BOARD APPLICATIONS FOR DISCUSSION:**
 - APPL #10-04, CLEARWIRE US, LLC LOCATED AT 2709 TOWNSHIP LINE RD
 - APPL #10-05, HMB REALTY, LLC LOCATED AT THE INTERSECTION OF VALLEY FORGE RD & SKIPPACK PK
 - APPL #10-06, JOHN E. HEYSER LOCATED AT 3019 W. GERMANTOWN PK

2. **ZONING AMENDMENT DISCUSSION:**
 - LIMITED INDUSTRIAL (LI) DISTRICT PROPOSED LANGUAGE & ZONING ORDINANCE
 - PROPOSED SPORT COURT ORDINANCE
 - PROPOSED LANGUAGE CHANGES TO AGRICULTURAL DEFINITION
 - WAIVER OF LAND DEVELOPMENT FORM
 - RAISING THE ALLOWABLE FENCE HEIGHT
 - RE-EVALUATE PRIORITY LIST OF ZONING AMENDMENT PROPOSAL

3. **VILLAGE PLANNING:**
 - DISCUSSION

4. **APPROVAL OF MEETING MINUTES:**
 - APRIL 22nd, 2010

5. **ADJOURNMENT**

AGENDA
WORCESTER TOWNSHIP PLANNING COMMISSION
MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA 19490
THURSDAY, MAY 27th, 2010 7:30 P.M.

CALL TO ORDER

ATTENDANCE

1. **APPROVAL OF MEETING MINUTES:**

- APRIL 22nd, 2010
- MAY 13th, 2010

2. **COGNATA-DIETRICH REVERSE SUBDIVISION:**

- PRELIMINARY PLAN REVIEW – THE PROPERTIES ARE LOCATED AT 3200 THRU 3210 BARLEY LANE AND ARE ZONED “AGR” WITH A “LPD” OVERLAY. THE PLAN PROPOSES THE SUBDIVISION OF AN EXISTING BUILDING INTO TWO PARCELS. THESE TWO PARCELS WILL THEN BE CONVEYED AND JOINED IN COMMON DEED WITH THE EXISTING TWO LOTS ON EITHER SIDE OF THE SUBJECT LOT.

3. **VILLAGE PLANNING:**

- DISCUSSION

4. **ZONING AMENDMENT DISCUSSION:**

- ALL-TERRAIN ORDINANCE
- NOISE ORDINANCE
- HISTORIC ORDINANCE
- HOME OCCUPATION

5. **ADJOURNMENT**

AGENDA
WORCESTER TOWNSHIP BOARD OF SUPERVISORS & PLANNING COMMISSION
JOINT MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA 19490
MONDAY, JUNE 7th, 2010 9:30 A.M.

CALL TO ORDER

ATTENDANCE

1. **APPROVAL OF MEETING MINUTES:**
 - APRIL 5th, 2010

2. **VILLAGE PLANNING:**
 - UPDATE REGARDING PUBLIC WORKSHOP HELD ON APRIL 8th, 2010
 - DISCUSSION & TIME LINE PLANNING REGARDING FUTURE WORKSHOPS TO BE HELD

3. **ZONING HEARING BOARD APPLICATION REVIEW PROCESS:**
 - DISCUSSION ON PROTOCOL & PROCEDURE

4. **ZONING AMENDMENT PROPOSAL:**
 - UPDATE REGARDING PRIORITY LIST ITEMS THAT HAVE BEEN DISCUSSED AND REVIEWED
 - REVIEW & DISCUSS PRIORITY LIST

5. **ADJOURNMENT**

AGENDA
WORCESTER TOWNSHIP PLANNING COMMISSION
WORK SESSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA 19490
THURSDAY, JUNE 10th, 2010 7:30 P.M.

CALL TO ORDER

ATTENDANCE

1. **ZONING HEARING BOARD APPLICATION FOR DISCUSSION:**
 - APPL #10-05, HMB REALTY, LLC LOCATED AT THE INTERSECTION OF VALLEY FORGE RD & SKIPPACK PK – EXXON GAS STATION

2. **APPROVAL OF MEETING MINUTES:**
 - MAY 27th, 2010

3. **VILLAGE PLANNING:**
 - DISCUSSION

4. **ZONING AMENDMENT DISCUSSION:**
 - FENCE HEIGHT
 - HOME OCCUPATION

5. **PLANNING COMMISSION AGENDA:**
 - DISCUSSION

6. **ADJOURNMENT**

AGENDA
WORCESTER TOWNSHIP PLANNING COMMISSION
MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA 19490
THURSDAY, JUNE 24th, 2010 7:30 P.M.

CALL TO ORDER

ATTENDANCE

1. **3155 METHACTON AVE – GUARDINO SUBDIVISION:**
 - PRELIMINARY APPROVAL CONSIDERATION – PRESENTATION BY WOODROW & ASSOCIATES:
 - THE PROPERTY IS IN ZONING DISTRICT R-100. THE PLAN PROPOSES THE SUBDIVISION OF A 1.6631 ACRE PARCEL INTO TWO BUILDING LOTS. LOT NO. 1 WILL CONTAIN THE EXISTING DWELLING AND THE LOT AREA WILL BE APPROX. (+/-) 31,171 SQ. FT. LOT NO. 2 WILL BE A FLAG LOT, ACCESSED BY A 25 FOOT STRIP FROM METHACTON AVENUE, AND CONTAIN APPROX. (+/-) 34,773 SQ. FT. THE PLAN PROPOSES THE CONSTRUCTION OF A SINGLE FAMILY DWELLING ON LOT NO. 2 TO BE ACCESSED BY A SHARED DRIVEWAY THROUGH THE 25 FOOT ACCESS STRIP.

2. **ZONING AMENDMENT & SUBDIVISION AND LAND DEVELOPMENT AMENDMENT DISCUSSION:**
 - GRADING & EXCAVATION ORDINANCE
 - SIGN ORDINANCE

3. **APPROVAL OF MEETING MINUTES:**
 - JUNE 10th, 2010

4. **VILLAGE PLANNING:**
 - DISCUSSION

5. **PLANNING COMMISSION AGENDA:**
 - DISCUSSION

6. **ADJOURNMENT**

AGENDA
WORCESTER TOWNSHIP PLANNING COMMISSION
WORK SESSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA 19490
THURSDAY, JULY 8th, 2010 7:30 P.M.

CALL TO ORDER

ATTENDANCE

1. THE PRESERVE @ WORCESTER – 39 LOT SUBDIVISION:

- PRELIMINARY APPROVAL CONSIDERATION – PRESENTATION BY WOODROW & ASSOCIATES:
 - THE PROPERTY IS IN ZONING DISTRICT AGR. THE SUBDIVISION PLAN CONSISTS OF SIX SEPARATE PARCELS WHICH TOTAL APPROX. 130.8 ACRES. THREE OF THE PARCELS ARE LOCATED ALONG WHITEHALL ROAD (50.7 ACRES), AND THE REMAINING THREE PARCELS ARE LOCATED ALONG NORTH WALES ROAD (80.1 ACRES). THE SUBDIVISION PROPOSES 39 BUILDABLE LOTS TO BE LOCATED ON TWO OF THE PARCELS ALONG NORTH WALES ROAD UTILIZING OPTION #1 (WITH PUBLIC SEWER) CONTAINED IN THE GROWING GREENER ORDINANCE. THE SUBDIVISION ALSO PROPOSES UTILIZING THE “TRANSFER OF DEVELOPMENT RIGHTS” AS PERMITTED IN THE GROWING GREENER ORDINANCE. THIS ALLOWS THE TRANSFER OF THE DEVELOPMENT RIGHTS FROM THE PARCELS ALONG WHITEHALL ROAD TO THE PARCELS ALONG NORTH WALES ROAD. THE TOTAL OPEN SPACE INCLUDED IN THIS DEVELOPMENT IS APPROX. 95.1 ACRES.

2. APPROVAL OF MEETING MINUTES:

- JUNE 10th, 2010
- JUNE 24th, 2010

3. VILLAGE PLANNING:

- DISCUSSION

4. PLANNING COMMISSION AGENDA:

- DISCUSSION

5. ADJOURNMENT

AGENDA
WORCESTER TOWNSHIP PLANNING COMMISSION
MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA 19490
THURSDAY, JULY 22nd, 2010 7:30 P.M.

CALL TO ORDER

ATTENDANCE

1. **VILLAGE PLANNING:**
 - FAIRVIEW VILLAGE WORK-SHOP MEETING TO DISCUSS VILLAGE PLANNING

2. **APPROVAL OF MEETING MINUTES:**
 - JULY 8th, 2010

3. **PLANNING COMMISSION AGENDA:**
 - DISCUSSION

4. **ADJOURNMENT**

AGENDA
WORCESTER TOWNSHIP PLANNING COMMISSION
MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA 19490
THURSDAY, AUGUST 12th, 2010 7:30 P.M.

CALL TO ORDER

ATTENDANCE

1. **MONTGOMERY PRESBYTERIAN CHURCH LAND DEVELOPMENT PLAN LOCATED AT 3260 MORRIS ROAD:**
THE MONTGOMERY PRESBYTERIAN CHURCH LAND DEVELOPMENT RECEIVED FINAL APPROVAL FROM THE WORCESTER TOWNSHIP BOARD OF SUPERVISORS ON SEPTEMBER 1ST, 2009. THE OWNER HAS REQUESTED THAT THE PROJECT NOW BE PHASED. THE REVISED PHASED FINAL PLAN PROPOSES A BUILDING ADDITION ONTO THE EXISTING STRUCTURE, PLAY AREA, AND 237 PARKING SPACES. THE GROSS ACREAGE IS APPROXIMATELY 38.899 (+/-) ACRES.
 - REVISED PHASED FINAL SUBDIVISION PLAN: REVIEW FOR APPROVAL CONSIDERATION OF PHASING

2. **ZONING AMENDMENT DISCUSSION:**
 - SIGNAGE
 - ACCESSORY USES & STRUCTURES

3. **VILLAGE PLANNING:**
 - DISCUSSION

4. **APPROVAL OF MEETING MINUTES:**
 - JULY 22nd, 2010

5. **PLANNING COMMISSION AGENDA FOR AUGUST 26th, 2010 MEETING:**
 - DISCUSSION

6. **ADJOURNMENT**

AGENDA
WORCESTER TOWNSHIP PLANNING COMMISSION
MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA 19490
THURSDAY, AUGUST 26th, 2010 7:30 P.M.

CALL TO ORDER

ATTENDANCE

1. PRESEVE @ WORCESTER:

- **CONDITIONAL USE APPROVAL CONSIDERATION**
 - THE PROPERTY IS IN ZONING DISTRICT AGR. THE SUBDIVISION PLAN CONSISTS OF SIX SEPARATE PARCELS WHICH TOTAL APPROX. 130.8 ACRES. THREE OF THE PARCELS ARE LOCATED ALONG WHITEHALL ROAD (50.7 ACRES), AND THE REMAINING THREE PARCELS ARE LOCATED ALONG NORTH WALES ROAD (80.1 ACRES). THE SUBDIVISION PROPOSES 39 BUILDABLE LOTS TO BE LOCATED ON TWO OF THE PARCELS ALONG NORTH WALES ROAD UTILIZING OPTION #1 (WITH PUBLIC SEWER) CONTAINED IN THE GROWING GREENER ORDINANCE. **THE SUBDIVISION ALSO PROPOSES UTILIZING THE “TRANSFER OF DEVELOPMENT RIGHTS” AS PERMITTED IN THE GROWING GREENER ORDINANCE. THIS ALLOWS THE TRANSFER OF THE DEVELOPMENT RIGHTS FROM THE PARCELS ALONG WHITEHALL ROAD TO THE PARCELS ALONG NORTH WALES ROAD ALLOWABLE BY CONDITIONAL USE APPROVAL.** THE TOTAL OPEN SPACE INCLUDED IN THIS DEVELOPMENT IS APPROX. 95.1 ACRES.

2. KIBBLEHOUSE-ROTELLE SUBDIVISION:

- **CONDITIONAL USE & FINAL PLAN APPROVAL CONSIDERATION**
 - THE REVISED FINAL PLAN PROPOSES 12 LOTS AND IS LOCATED AT PA TURNPIKE I-476(S) AND WEBER ROAD. THE GROSS IS ACREAGE IS APPROX. 60.4 (+/-) ACRES. **CONDITIONAL USE APPROVAL IS REQUIRED FOR THE RIPARIAN CORRIDOR CROSSINGS.**

3. GUARDINO SUBDIVISION:

- **PRELIMINARY PLAN APPROVAL CONSIDERATION – PRESENTATION BY WOODROW & ASSOCIATES:**
 - THE PROPERTY IS IN ZONING DISTRICT R-100. THE PLAN PROPOSES THE SUBDIVISION OF A 1.6631 ACRE PARCEL INTO TWO BUILDING LOTS. LOT NO. 1 WILL CONTAIN THE EXISTING DWELLING AND THE LOT AREA WILL BE APPROX. (+/-) 31,171 SQ. FT. LOT NO. 2 WILL BE A FLAG LOT, ACCESSED BY A 25 FOOT STRIP FROM METHACTON AVENUE, AND CONTAIN APPROX. (+/-) 34,773 SQ. FT. THE PLAN PROPOSES THE CONSTRUCTION OF A SINGLE FAMILY DWELLING ON LOT NO. 2 TO BE ACCESSED BY A SHARED DRIVEWAY THROUGH THE 25 FOOT ACCESS STRIP.

4. **ZONING HEARING BOARD APPLICATION FOR DISCUSSION:**
 - APPL #10-10, NORTH GRANGE, LLC LOCATED AT THE INTERSECTION OF GERMANTOWN PK & GRANGE RD – TERRA LANDSCAPING
 - ZONED – “AGR”
 - VARIANCE FROM SECTION 150-11 TO PERMIT A NON-RESIDENTIAL USE OF THE PROPERTY REGARDING THE CONSTRUCTION, OPERATION, AND MAINTANENCE OF IMPROVEMENTS INCLUDING STORMWATER MANAGEMENT FACILITY & APPURTENANCES, TRASH & RECYCLABES, PAVED INGRESS, EGRESS AND REGRESS AREA, MATERIALS STORAGE, MATERIAL LOADING AND UNLOADING, AND CURB & FENCING.
 - VARIANCE FROM SECTION 150-13(B)(2) TO PERMIT THE CONSTRUCTION, OPERATION, AND MAINTANENCE OF IMPROVEMENTS INCLUDING STORMWATER MANAGEMENT FACILITY & APPURTENANCES, TRASH & RECYCLABES, PAVED INGRESS, EGRESS AND REGRESS AREA, MATERIALS STORAGE, MATERIAL LOADING AND UNLOADING, AND CURB & FENCING WITHIN THE FRONT & SIDE YARD SETBACKS.
 - VARIANCE FROM SECTION 150-182(B) TO PERMIT THE PRIVACY/ SECURITY FENCE WITHIN THE FRONT YARD SETBACK.
 - VARIANCE FROM SECTION 150-203(A)(C)(D) TO PERMIT THE ENTIRE BASIN WITHIN YARD AREA.
 - VARIANCE FROM SECTON 150-225 TO ALLOW APPLICANT TWO YEARS TO IMPLEMENT IMPROVEMENTS.
5. **ZONING AMENDMENT DISCUSSION:**
 - SIGNAGE
6. **APPROVAL OF MEETING MINUTES:**
 - AUGUST 12th, 2010
7. **VILLAGE PLANNING:**
 - DISCUSSION
8. **PLANNING COMMISSION AGENDA FOR SEPTMEBER 9th, 2010 MEETING:**
 - DISCUSSION
9. **ADJOURNMENT**

AGENDA
WORCESTER TOWNSHIP PLANNING COMMISSION
WORK SESSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA 19490
THURSDAY, SEPTEMBER 9th, 2010 7:30 P.M.

CALL TO ORDER

ATTENDANCE

1. **KIBBLEHOUSE-ROTELLE SUBDIVISION:**
 - FINAL PLAN APPROVAL CONSIDERATION
 - THE REVISED FINAL PLAN PROPOSES 12 LOTS AND IS LOCATED AT PA TURNPIKE I-476(S) AND WEBER ROAD. THE GROSS IS ACREAGE IS APPROX. 60.4 (+/-) ACRES.
2. **ZONING AMENDMENT DISCUSSION:**
 - SIGNAGE
3. **APPROVAL OF MEETING MINUTES:**
 - AUGUST 12th, 2010
 - AUGUST 26th, 2010
4. **VILLAGE PLANNING:**
 - DISCUSSION
5. **PLANNING COMMISSION AGENDA FOR SEPTMEBER 23rd, 2010 MEETING:**
 - DISCUSSION
6. **ADJOURNMENT**

AGENDA
WORCESTER TOWNSHIP PLANNING COMMISSION
MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA 19490
THURSDAY, SEPTEMBER 23rd, 2010 7:30 P.M.

CALL TO ORDER

ATTENDANCE

1. **APPROVAL OF MEETING MINUTES:**
 - SEPTEMBER 9th, 2010
2. **VILLAGE PLANNING:**
 - DISCUSSION
3. **PLANNING COMMISSION & BOARD OF SUPERVISORS AGENDA FOR OCTOBER 4th, 2010 JOINT MEETING:**
 - DISCUSSION
4. **PLANNING COMMISSION AGENDA FOR OCTOBER 14th, 2010 MEETING:**
 - DISCUSSION
5. **ADJOURNMENT**

AGENDA
WORCESTER TOWNSHIP BOARD OF SUPERVISORS & PLANNING COMMISSION
JOINT MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA 19490
MONDAY, OCTOBER 4th, 2010 9:30 A.M.

CALL TO ORDER

ATTENDANCE

1. **APPROVAL OF MEETING MINUTES:**
 - JUNE 7th, 2010 – JOINT MEETING MINUTES
 - SEPTEMBER 23rd, 2010 – PLANNING COMMISSION MINUTES

2. **VILLAGE PLANNING:**
 - SUMMARY PRESENTATION OF PUBLIC WORKSHOP HELD ON APRIL 8th, 2010
 - DISCUSSION & TIME LINE PLANNING REGARDING FUTURE WORKSHOPS TO BE HELD

3. **ZONING AMENDMENT PROPOSAL LANGUAGE:**
 - SUMMARY PRESENTATION OF PROPOSED SIGN ORDINANCE AMENDMENT LANGUAGE
 - SUMMARY PRESENTATION OF PROPOSED ZONING AMENDMENTS SCHEDULED FOR OCTOBER 20th, 2010 PUBLIC HEARING

4. **ADJOURNMENT**

******PLEASE NOTE THE WORCESTER TOWNSHIP PLANNING COMMISSION HAS CANCELLED THEIR NEXT REGULARLY SCHEDULED MEETING FOR OCTOBER 14th, 2010. ******

AGENDA
WORCESTER TOWNSHIP PLANNING COMMISSION
MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA 19490
THURSDAY, OCTOBER 28th, 2010 7:30 P.M.

CALL TO ORDER

ATTENDANCE

1. RHOADS SUBDIVISION:

- PRELIMINARY APPROVAL CONSIDERATION
 - THE PROPERTY IS IN THE LAND PRESERVATION ZONING DISTRICT LOCATED AT 2062 WEBER RD & 2119 BERKS RD. THE PROPOSED PLAN CONSISTS OF THE CREATION OF ONE SINGLE FAMILY FLAG LOT (LOT #3) FROM 2 PARCELS TOTALING APPROXIMATELY 25.9 (+/-) ACRES. AN EXISTING DWELLING AND ACCESSORY STRUCTURES ARE LOCATED ON LOT #1. THE EXISTING DWELLING WILL CONTINUE TO ACCESS WEBER RD. THE PROPOSED LOT WILL TAKE ACCESS VIA A PROPOSED ACCESS EASEMENT OVER LOT #2 AND WILL ACCESS BERKS RD.

2. APPROVAL OF MEETING MINUTES:

- SEPTEMBER 23rd, 2010

3. VILLAGE PLANNING:

- DISCUSSION

4. ZONING AMENDMENT DISCUSSION:

- SIGNAGE

5. PLANNING COMMISSION AGENDA FOR NEXT MEETING HELD ON NOVEMBER 11th, 2010:

- DISCUSSION

6. PUBLIC COMMENT

7. ADJOURNMENT

AGENDA
WORCESTER TOWNSHIP PLANNING COMMISSION
WORK SESSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA 19490
THURSDAY, NOVEMBER 11th, 2010 7:30 P.M.

CALL TO ORDER

ATTENDANCE

1. **RHOADS SUBDIVISION - RESCHEDULED:**
 - PRELIMINARY APPROVAL CONSIDERATION
 - THE PROPERTY IS IN THE LAND PRESERVATION ZONING DISTRICT LOCATED AT 2062 WEBER RD & 2119 BERKS RD. THE PROPOSED PLAN CONSISTS OF THE CREATION OF ONE SINGLE FAMILY FLAG LOT (LOT #3) FROM 2 PARCELS TOTALING APPROXIMATELY 25.9 (+/-) ACRES. AN EXISTING DWELLING AND ACCESSORY STRUCTURES ARE LOCATED ON LOT #1. THE EXISTING DWELLING WILL CONTINUE TO ACCESS WEBER RD. THE PROPOSED LOT WILL TAKE ACCESS VIA A PROPOSED ACCESS EASEMENT OVER LOT #2 AND WILL ACCESS BERKS RD.

2. **APPROVAL OF MEETING MINUTES:**
 - OCTOBER 28th, 2010

3. **VILLAGE PLANNING:**
 - DISCUSSION

4. **ZONING AMENDMENT DISCUSSION:**
 - SIGNAGE

5. **PLANNING COMMISSION AGENDA FOR NEXT MEETING HELD ON DECEMBER 9th, 2010:**
 - DISCUSSION

6. **PUBLIC COMMENT**

7. **ADJOURNMENT**