

WORCESTER TOWNSHIP
PLANNING COMMISSION WORK SESSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
THURSDAY, JANUARY 12th, 2012 7:30 P.M.

CALL TO ORDER

The regularly scheduled meeting of the Planning Commission was called to order by Mr. Gordon Todd at 7:30 P.M.

ATTENDANCE

PRESENT:

Gordon Todd	Chairman
Pat Quigley	Vice Chairman
Chris David	Member
Anthony R. Sherr	Member
Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

ABSENT:

Doug Rotondo	Secretary
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GUESTS:

Mr. Arthur C. Bustard: Bustard Road Resident
Mr. Richard DeLello: Stony Creek Road Resident
Mr. Ciero Tornambe: Skippack Pike Resident
Mr. William J. Graf: Skippack Pike Resident

1. APPOINTMENT OF PLANNING COMMISSION MEMBERS:

• **RECOMMENDATION(S)**

A motion by Ms. Pat Quigley to recommend Mr. Gordon Todd as Chairman of the Planning Commission, seconded by Ms. Chris David, was passed unanimously.

A motion by Mr. Gordon Todd to recommend Ms. Pat Quigley as Vice Chairman of the Planning Commission, seconded by Ms. Chris David, was passed unanimously.

A motion by Ms. Pat Quigley to recommend Mr. Doug Rotondo as Secretary of the Planning Commission, seconded by Mr. Gordon Todd, was passed unanimously.

2. CEDARS VILLAGE PLANNING:

Mr. Matthew Schelly gave a power point presentation on Cedars Village Planning proposed ordinance further explaining the three classes proposed.

Mr. Richard DeLello inquired as to how many transferable development rights could be achieved on the larger designated parcels.

Mr. Arthur C. Bustard commented on the Planning Commission being aware of sewer capacity issues.

Mr. Gordon Todd requested that the setback information presented be simplified at the next scheduled meeting for the residents to achieve a better overall understanding of the proposed ordinance.

Mr. Ciero Tornambe commented on the parcel's owned by Mr. David Markel in relation to the smaller parcels designated. He further inquired if a formal land development application would be required.

Mr. William J. Graf inquired if sidewalks would be built and if the speed limit would be lowered.

The Planning Commission requested that Township Staff please send letters to community for the January 26th, 2012 meeting.

Questions and discussion ensued.

3. OTHER BUSINESS

Zoning Hearing Board Application #11-14 is a corner lot located at the intersection of West Germantown Pike & East Adair Drive and is scheduled to be heard January 24, 2012. The following relief has been requested to permit the construction of a 1,620 SQ. FT. pole barn, 1,555 SQ. FT. of additional impervious stone driveway, and a privacy fence at the premises:

- VARIANCE FROM 150-69(A) TO PERMIT THE POLE BARN TO EXTEND 39.1' FT. INTO THE FRONT YARD SETBACK OF ADAIR DRIVE
- VARIANCE FROM 150-69(B)(1) TO PERMIT THE POLE BARN TO PROJECT 65' FT. INTO THE REAR YARD SETBACK
- VARIANCE FROM 150-69(C)(1) TO PERMIT THE POLE BARN TO PROJECT 15' FT. INTO THE SIDE YARD SETBACK
- VARIANCE FROM 150-70(A) TO PERMIT BUILDING COVERAGE TO EXCEED THE MAXIMUM ALLOWED BY 12.63%
- VARIANCE FROM 150-70(B)(1) TO PERMIT IMPREVIOUS COVERAGE TO EXCEED THE MAXIMUM ALLOWED BY 9%
- VARIANCE FROM 150-177(B)(1) TO PERMIT THE POLE BARN TO BE LOCATED WITHIN THE FRONT, SIDE, AND REAR YARD SETBACKS
- VARIANCE FROM 150-182(B)(G) TO PERMIT A 6'FT. PRIVACY FENCE WITHIN THE FRONT YARD SETBACK WITHOUT AN OPERABLE GATE

The Planning Commission commented on the application from a design perspective. Ms. Pat Quigley commented that from a planning perspective, the proposed structure is excessively large in scale, visually intrusive, and not in character with the existing neighborhood. Furthermore, the proposal does not fit in with the anticipated Fairview Village Ordinance Overlay plans to create a village community.

Mr. Gordon Todd & Ms. Chris David were in agreement.

Questions and discussion ensued.

4. PLANNING COMMISSION AGENDA FOR JANUARY 26th, 2011 MEETING:

- Cedars Village Planning Presentation
- Transferable Development Rights
- Minutes
- Next Planning Commission Agenda

5. APPROVAL OF MINUTES FOR MEETING HELD ON DECEMBER 8th, 2012:

Minutes were tabled due to a quorum not being present of Planning Commission members from the December 8th, 2012 meeting held due to two (2) new members being appointed.

6. PUBLIC COMMENT

Mr. Matthew Schelly handed out various informational articles for the Planning Commission to review and consider discussing at their next scheduled meeting.

7. ADJOURNMENT

There being no further business to come before this committee the meeting of the Worcester Township Planning Commission was adjourned by Mr. Gordon Todd at 9:01 P.M.

WORCESTER TOWNSHIP
PLANNING COMMISSION WORK SESSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
THURSDAY, JANUARY 26th, 2012 7:30 P.M.

CALL TO ORDER

The regularly scheduled meeting of the Planning Commission was called to order by Mr. Gordon Todd at 7:31 P.M.

ATTENDANCE

PRESENT:

Gordon Todd	Chairman
Pat Quigley	Vice Chairman
Doug Rotondo	Secretary
Chris David	Member
Anthony Sherr	Member
Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

ABSENT: None

GUESTS:

Mr. Arthur C. Bustard: Bustard Road Resident
Ms. Susan G. Caughlan: Overhill Drive Resident
F. Lee Mangan: Worcester Township Manager
Mr. Charles Caikoski: Property Manager for Cedars Country Store Area
Mr. Richard DeLello: Stony Creek Road Resident
Mr. Ciro Tornambe: Skippack Pike Resident
Mr. Gerard Werner: Hollis Road Resident
Ms. Kathleen Werner: Hollis Road Resident
Mr. Howard Radtke: Bustard Road Resident
Ms. Sharon Radtke: Bustard Road Resident
Mr. Gerald Maye: Skippack Pike Resident
Mr. William Graf: Skippack Pike Resident
Mr. John Staples: Mill Road Resident
Ms. Marsha Staples: Mill Road Resident

1. CEDARS VILLAGE PLANNING

Mr. Matthew Schelly presented the most recent power point presentation of the Cedars Village Planning Overlay Ordinance.

Mr. Gordon Todd addressed Mr. Ciro Tornambe comments of 1 dwelling unit per property. Mr. Todd would like to see one (1) dwelling unit per property or building. He is inclined to this to create a village like atmosphere.

Ms. Susan Caughlan inquired about transferable development rights.

Ms. Chris David inquired if there is a sense of how many buildings the transferable development rights would provide.

Ms. Caughlan commented about the property tax implications.

Mr. Todd and Ms. Caughlan addressed Class I, II, and III overlay districts.

Mr. Bustard requested that the Planning Commission make a recommendation to the Board of Supervisors this evening for the proposed ordinance to be discussed at the joint meeting scheduled for February 6th, 2012.

Mr. Anthony Sherr inquired as to the time line that is being adhered to for recommendation of this proposed ordinance to the Board of Supervisors. Mr. Tornambe addressed this issue as well.

Mr. Schelly addressed parking. Ms. Caughlan inquired as to what parking ratio recommendation has been made for the Cedars Village Planning area.

Mr. Charles Caikoski discussed and addressed hours of operation for restaurants located at the Cedars Country Store property. Ms. Caughlan, Mr. Todd, and Ms. Pat Quigley discussed footages (i.e.100') setback requirements being implemented to shield adjacent properties from noise. Ms. David inquired as to how many seats would be occupying the restaurant(s).

Mr. Schelly, Ms. Caughlan, and Mr. Todd discussed lighting and noise regarding the Cedars Country Store property.

Mrs. Warner requested an environmental study completed of the whole cedars village.

Mr. Tornambe stated that additional buffering needs to be added.

Ms. Sharon Radtke stated and requested that a survey be sent to all cedars village residents inquiring as to what hours of operation would be best to suit their needs.

Mr. Caikoski stated that other residential properties may want to have outdoor activity as well.

Mr. Tornambe addressed permitted uses.

The Planning Commission discussed the contents of the presentation and screening buffers were heavily addressed. Discussion and questions ensued.

RECOMMENDATION:

A motion by Mr. Sherr, seconded by Ms. Quigley, to recommend submission of the proposed Cedars Village Overlay Ordinance to the Board of Supervisors for advertisement with the following noted changes:

- Maximum impervious being increased to 40% only when transferable development rights are being transferred and not for by-right uses
- Building height maximum is 35'
- Require screen buffering be provided for outdoor dining within 300 ft. in a residential district to include fencing, landscaping, and/or building
- Change section 150-8 to from Class I and Class II to state all classes regarding standards and criteria

was passed unanimously.

2. **TRANSFERABLE DEVELOPMENT RIGHTS ORDINANCE:**

A motion by Ms. Quigley, seconded by Mr. Sherr, confirmed that the ordinance advertised for the February 15th, 2012 hearing was the language the Planning Commission recommended to the Board of Supervisors, was passed unanimously.

3. **JOINT PLANNING COMMISSION AGENDA FOR FEBRUARY 6th, 2012 WITH THE BOARD OF SUPERVISORS:**

- Cedars Village Overlay Ordinance Recommendation
- Transferable Development Rights
- Planning Commission Agenda for February 9th, 2012 Meeting

4. **PLANNING COMMISSION AGENDA FOR FEBRUARY 9th, 2012 MEETING:**

Tabled

5. **APPROVAL OF MINUTES FOR MEETING HELD ON DECEMBER 8th, 2011 & JANUARY 12, 2012:**

- A motion by Ms. Quigley, seconded by Mr. Doug Rotondo, for approval of the minutes for the meeting held on December 8th, 2011, was passed unanimously. Mr. Sherr and Ms. David abstained.
- A motion by Mr. Sherr, seconded by Ms. David, for approval of the minutes for the meeting held on January 12th, 2012, was passed unanimously.

6. **PUBLIC COMMENT**

Mr. Tornambe inquired as to where the Cedars Overlay Ordinance goes from here. The Planning Commission stated that it will be discussed at the joint meeting scheduled for February 6th, 2012 at 8 A.M.

Mr. Caikoski inquired as to the screening buffer footage.

7. **ADJOURNMENT**

There being no further business to come before this committee the meeting of the Worcester Township Planning Commission was adjourned by Mr. Gordon Todd at 9:02 P.M.

WORCESTER TOWNSHIP
PLANNING COMMISSION WORK SESSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
Thursday, February 9, 2012 7:30 P.M.

CALL TO ORDER

The regularly scheduled meeting of the Planning Commission was called to order by Mr. Gordon Todd at 7:34 P.M.

ATTENDANCE

PRESENT:

Gordon Todd	Chairman
Pat Quigley	Vice Chairman
Chris David	Member
Anthony R. Sherr	Member
Doug Rotondo	Secretary
Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission
Tiffany M. Loomis	Township Zoning Officer (for first hour)

GUESTS:

Mr. Gerald May, Cedars Village Resident
Ms. Susan Caughlan, Vice Chairman for Board of Supervisors

1. **STORMWATER MANAGEMENT & INFILTRATION ORDINANCE**
Ms. Pat Quigley questioned the minimum depth to seasonal high water table criteria and why it was different from the PADEP guidelines for infiltration systems. It was agreed that action on this item be tabled to the next meeting, pending clarification from the Township Engineer via email request from Ms. Quigley.
2. **CONDITIONAL USE APPLICATION TIME LIMIT ORDINANCE**
Following general discussion about the purpose and need for setting time limits, it was agreed that action on this item would be tabled until the next meeting, pending guidance from the Township Solicitor regarding suggested language and format for this ordinance. Ms. Caughlan will initiate this contact prior to the next meeting.
3. **LOT LINE CHANGE/MNOR SUBDIVISION ORDINANCE**
Following general discussion on the purpose and need for having a streamlined procedure for minor actions, it was agreed that action on this item would be tabled until the next meeting, pending review of appropriate language and format by Mr. Gordon and Ms. Loomis.
4. **ACCESSORY STRUCTURE ORDINANCE AMENDMENT**
The Planning Commission reviewed a revised version of this amendment and discussed minor edits that have been proposed in the last few months by various parties. It was agreed to table action on this item until the next meeting, pending receipt by the WPC members of an updated version that consolidates all proposed edits to date in one version. It was further recommended by the WPC that all versions presented to the WPC be marked with a "last revised" date to avoid confusion on version status.
5. **PLANNING COMMISSION AGENDA FOR JANUARY 26th, 2011 MEETING:**
 - Michael Evans 2-lot Subdivision
 - Review Proposed Ordinance Changes
 - Meeting Minutes
 - Next Planning Commission Agenda
6. **APPROVAL OF MINUTES FOR MEETING HELD ON JANUARY 26, 2012:**
The approval of the meeting minutes was deferred to the next meeting.

7. **PUBLIC COMMENT**

Mr. Gerald May asked about the next steps on the Cedars Village Overlay Ordinance and the procedures for providing public input/inquiry before the Board of Supervisors. It was explained that the Cedars Overlay had been recommended for review and approval by the Planning Commission at the Joint Meeting with the Board of Supervisors on February 6, 2012. The Ordinance is on the agenda for the next Board of Supervisor's regular meeting and likely to be accepted for formal review, which will set the clock for a 30-day public review period prior to a public hearing to receive comments from all interested parties. Ms. Loomis said the proposed ordinance would be posted on the Worcester Township website for public access or download. Informal discussion followed between Mr. May and the Planning Commission on various aspects of the proposed ordinance.

8. **ADJOURNMENT**

There being no further business to come before this committee the meeting of the Worcester Township Planning Commission was adjourned by Mr. Gordon Todd at 9:05 P.M.

WORCESTER TOWNSHIP
PLANNING COMMISSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
Thursday, February 23rd, 2012 7:30 P.M.

CALL TO ORDER

The regularly scheduled meeting of the Planning Commission was called to order by Mr. Gordon Todd at 7:34 P.M.

ATTENDANCE

PRESENT:

Gordon Todd	Chairman
Pat Quigley	Vice Chairman
Anthony R. Sherr	Member
Doug Rotondo	Secretary
Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission
Tiffany M. Loomis	Township Zoning Officer

ABSENT:

Chris David	Member
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GUESTS:

Ms. Susan Caughlan, Vice Chairman for Board of Supervisors
Mr. Michael Evans, Sr.: Heebner Road Resident, Developer
Mr. Michael Evans, Jr.: Heebner Road Resident, Developer
Mr. Robert Jordan, P.E.: Woodrow & Associates, Representative for Developer
Mr. Louis Betz: Dell Road Resident

1. 3110 HEEBNER ROAD – 2 LOT SUBDIVISION:

Mr. Jordon, P.E. presented the proposed 2 Lot Subdivision. The plan proposes the subdivision of the existing 123.6 acre parcel into two lots. The subject parcel has frontage along the south side of Hollow Road, the west side of Heebner Road, and the west side of Valley Forge Road in the AGR Zoning District. Lot #1 proposes a single family dwelling, which will take access from Hollow Road. Lot #2 is proposed to contain the existing dwelling and outbuildings, and takes access from Heebner Road.

Montgomery County Planning Commission presented their review letter.

Discussion and questions ensued.

RECOMMENDATION

A motion by Ms. Quigley, to recommend preliminary/ final approval to the Board of Supervisors contingent upon CKS's review dated February 20th, 2012, particularly Section #5 of the review, seconded by Mr. Sherr, was passed unanimously.

2. **STORMWATER MANAGEMENT & INFILTRATION ORDINANCE:**
The WPC discussed the proposed ordinance language and CKS's recommendations. Discussion and questions ensued.

RECOMMENDATION

A motion by Mr. Sherr, to recommend the proposed Ordinance to the Board of Supervisors incorporating CKS's review, seconded by Mr. Rotondo, was passed unanimously.

3. **CONDITIONAL USE APPLICATION TIME LIMIT ORDINANCE:**
The Township contacted the Solicitor's office for advisement and an amendment ordinance does not need to be drafted due to the Pennsylvania Municipalities Planning Code addressing the issue. Discussion and questions ensued.
4. **MINOR SUBDIVISION ORDINANCE & LOT LINE CHANGE:**
Tabled.
5. **ACCESSORY STRUCTURE ORDINANCE AMENDMENT**
The Planning Commission reviewed a revised version of this amendment and discussed minor edits that have been proposed in the last few months by various parties. Discussion and questions ensued.
6. **PLANNING COMMISSION AGENDA FOR MARCH 8th, 2012 MEETING:**
- Minor Subdivision Ordinance & Lot Line Change Form
 - Accessory Structure Ordinance Amendment
 - Meeting Minutes
 - Next Planning Commission Agenda
7. **APPROVAL OF MINUTES FOR MEETING HELD ON JANUARY 26th, 2012 & FEBRUARY 9th, 2012:**
A motion by Ms. Quigley, seconded by Mr. Rotondo, for approval of the minutes for the meeting held on January 26th, 2012 and February 9th, 2012 contingent upon minor grammatical changes, was passed unanimously.
8. **PUBLIC COMMENT**
None
9. **ADJOURNMENT**
There being no further business to come before this committee the meeting of the Worcester Township Planning Commission was adjourned by Mr. Gordon Todd at 9:25 P.M.

WORCESTER TOWNSHIP
BOARD OF SUPERVISORS & PLANNING COMMISSION JOINT MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
MONDAY, FEBRUARY 6th, 2012 8:00 A.M.

CALL TO ORDER

The regularly scheduled joint meeting of the Board of Supervisors & Planning Commission was called to order by Mr. Arthur Bustard at 8:04 A.M.

ATTENDANCE

PRESENT:

Arthur Bustard	Chairman: Board of Supervisors
Susan Caughlan	Vice Chairman: Board of Supervisors
Steve Quigley	Member: Board of Supervisors
Gordon Todd	Chairman: Planning Commission
Pat Quigley	Vice Chairman: Planning Commission
Chris David	Member: Planning Commission
Tony Sherr	Member: Planning Commission
Matthew Schelly	Montgomery County Planning Commission
F. Lee Mangan	Township Manager
James J. Garrity, Esq.	Township Solicitor
Joseph J. Nolan, P.E.	Township Engineer

ABSENT:

Doug Rotondo	Member: Planning Commission
Eunice Kriebel	Township Assistant Manager/ Treasurer

1. APPROVAL OF JOINT MEETING MINUTES:

A motion by Mr. Gordon Todd for approval of the minutes for the joint meeting held on November 7th, 2011, seconded by Ms. Susan Caughlan, was passed unanimously.

2. CEDARS VILLAGE OVERLAY ORDINANCE AMENDMENT:

Mr. Arthur Bustard had Mr. Gordon Todd give the status of the Cedars Village Overlay Ordinance Amendment.

Mr. Gordon Todd addressed outdoor dining, controlling noise issues that would be created because of outdoor dining, and how buffering could help address these potential uses.

Ms. Susan Caughlan inquired as to how the land development process is handled if the buffering is required and what standards have been discussed.

Mr. Gordon Todd further explained that a fence, building, or landscaping may be used as a buffer.

Ms. Caughlan inquired and addressed proposed Classes 1 & 3 Zoning Districts regarding setbacks.

Mr. Todd further explained Class 1 and Class 3 proposed overlay requirements.

Mr. Bustard addressed that this ordinance has taken 3 years and must move progressively forward.

Ms. Caughlan is concerned about residents adjacent to Class I Zoning Districts. Mr. Todd clarified that provisions have been made to satisfy the adjacent property owners/ residents.

Mr. Bustard, Mr. Todd, and Ms. Caughlan addressed the hours of operation for the proposed restaurant use.

Mr. Quigley inquired for further clarification. Discussion and questions ensued regarding the hours of operation for restaurant uses.

Mr. Todd addressed the serving of alcohol at the restaurant. Mr. James Garrity clarified that alcohol may not be regulated in Pennsylvania and this is a jurisdiction of the LCB. Ms. Caughlan requested further clarification. Mr. Garrity further explained that particular uses may be prohibited but not the liquor license in and of itself. Mr. Quigley requested further clarification. Discussion and questions ensued.

Ms. Pat Quigley & Ms. Chris David further clarified the proposed language regarding the regulations regarding hours of operation.

Mr. Bustard & Ms. Caughlan expressed concern and had discussion regarding the adjacent property owners to a restaurant and how hours of operation will affect them.

Mr. Quigley expressed concern for the economic viability for new businesses taking advantage of this proposed ordinance and how outside dining and hours of operation are relevant and must be seriously considered.

Mr. Todd further explained having guidelines for hours of operation. Discussion and questions ensued.

Ms. Caughlan addressed that the adjacent property owners have requested guidelines for hours of operation.

Mr. Bustard expressed that it is the Board of Supervisors responsibility to make the final decision as to what the hours of operation are to be.

Discussion and questions ensued regarding hours of operation.

Mr. Todd and the Planning Commission recommend that 7am to 10pm during the week and 7am to 11pm during the weekends.

Ms. Caughlan expressed that food service is different from hours of operation. Discussion and questions ensued.

Mr. Bustard clarified that the regulation will be limited to food service. Ms. Caughlan clarified the hours of operation. Mr. Quigley further addressed outside dining and the importance to business's viability.

Mr. Todd, Ms. Quigley, and Mr. Quigley addressed parking in relation to outdoor dining.

Mr. Todd and Ms. Caughlan addressed maximum impervious area and TDR's in relation to the proposed ordinance.

Ms. Caughlan, Ms. David, Mr. Todd, & Ms. Quigley addressed the criteria standards and if they are to apply to all 3 classes proposed.

Mr. Bustard clarified the criteria standards.

Ms. Caughlan inquired about how the TDR application will affect this ordinance.

Mr. Quigley addressed sidewalks and inquired as to the standard size. Mr. Joseph Nolan clarified that the standard size is 4' feet.

Ms. Caughlan clarified that sidewalks are addressed in the Land Development and Subdivision Ordinance.

Mr. Quigley inquired as to where and if sidewalks will be located.

Mr. Todd clarified how sidewalks will be addressed. Discussion & questions ensued.

Ms. Caughlan re-addressed TDR's within this ordinance and proposed that an applicant could pay a fee in lieu in the event there was not an area to transfer the development rights.

3. PRIORITIZE OBJECTIVES OF PLANNING COMMISSION REGARDING ORDINANCE AMENDMENTS:

- Conditional Use Time Limit Ordinance
- Lot Line Change Ordinance/ Minor Subdivision
- Accessory Structure Ordinance
- Infiltration Testing Ordinance
- Cedars Village Overlay Ordinance
- Historical Ordinance
- Growing Greener Ordinance Technical Changes
- Fairview Overlay Ordinance

4. ADJOURNMENT:

There being no further business to come before this joint committee, the meeting of the Worcester Township Board of Supervisors & Planning Commission was adjourned by Mr. Arthur Bustard, at 8:59 A.M.

WORCESTER TOWNSHIP
PLANNING COMMISSION WORK SESSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
Thursday, March 8th, 2012 7:30 P.M.

CALL TO ORDER

The regularly scheduled meeting of the Planning Commission was called to order by Mr. Gordon Todd at 7:30 P.M.

ATTENDANCE

PRESENT:

Gordon Todd	Chairman
Pat Quigley	Vice Chairman
Doug Rotondo	Secretary
Chris David	Member
Anthony R. Sherr	Member
Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission
Joseph Nolan, P.E.	Worcester Township Engineer: CKS Engineering
Tiffany M. Loomis	Township Zoning Officer

ABSENT:

None

GUESTS:

Ms. Susan Caughlan, Vice Chairman for Board of Supervisors
Mr. Louis Betz: Dell Road Resident
Mr. Richard DeLello: Stony Creek Road Resident

1. **MINOR SUBDIVISION ORDINANCE AMENDMENT:**

Mr. Nolan suggested a minor land development option be adopted by the Township. Hatfield Township practices this option and has a model ordinance for Worcester Township to model their recommendations after.

Ford subdivision was referenced by the Planning Commission regarding stormwater management and improvement issues that were not addressed due to the re-subdivision of the subject property over a long period of time.

Mr. Schelly presented Upper Salford Township's minor/ major subdivision ordinance for reference. A working word document draft shall be created for use by the Planning Commission in their discussions.

Ms. Quigley addressed sidewalks. Mr. Nolan replied that the Township always has the right to install sidewalks.

Discussion and questions ensued.

2. **ACCESSORY STRUCTURE ORDINANCE AMENDMENT:**

The WPC discussed the proposed ordinance language and CKS's recommendations. Discussion and questions ensued.

3. **PLANNING COMMISSION AGENDA FOR MARCH 22nd, 2012 MEETING:**

- Minor Subdivision Ordinance Amendment
- Accessory Structure Ordinance Amendment

- Technical Correction Ordinance Amendment
- Agenda items for next meeting
- Minutes

4. **APPROVAL OF MINUTES FOR MEETING HELD ON DECEMBER 8th, 2011 & FEBRUARY 23rd, 2012:**

A motion by Mr. Sherr, seconded by Mr. Rotondo, for approval of the minutes for the meeting held on February 23rd, 2012, was passed unanimously.

5. **PUBLIC COMMENT**

None

6. **ADJOURNMENT**

There being no further business to come before this committee the meeting of the Worcester Township Planning Commission was adjourned by Mr. Gordon Todd at 9:00 P.M.

WORCESTER TOWNSHIP
PLANNING COMMISSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
Thursday, March 22nd, 2012 7:30 P.M.

CALL TO ORDER

The regularly scheduled meeting of the Planning Commission was called to order by Mr. Gordon Todd at 7:30 P.M.

ATTENDANCE

PRESENT:

Gordon Todd	Chairman
Chris David	Member
Anthony R. Sherr	Member
Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission
Tiffany M. Loomis	Township Zoning Officer

ABSENT:

Pat Quigley	Vice Chairman
Doug Rotondo	Secretary

GUESTS:

Mr. Charles Venezia: Germantown Pk Resident
Mr. Richard DeLello: Stony Creek Road Resident

1. **MINOR SUBDIVISION ORDINANCE AMENDMENT:**

Tabled.

2. **ACCESSORY STRUCTURE ORDINANCE AMENDMENT:**

The Planning Commission discussed locality, building square footage, and intersection distances of accessory structures.

Mr. Gordon Todd addressed height limitations.

Mr. Anthony Sherr addressed larger/ bigger barns.

Discussion and questions ensued.

3. **MINOR TECHNICAL CORRECTIONS**

The Planning Commission discussed the Growing Greener Ordinance and lot sizes in relation to this specific ordinance.

Discussion and questions ensued.

4. **PLANNING COMMISSION AGENDA FOR APRIL 12th, 2012 MEETING:**

- Minor Subdivision Ordinance Amendment
- Accessory Structure Ordinance Amendment
- Growing Greener Technical Corrections Ordinance Amendment

- Agenda Items for Next Meeting
- Minutes

5. **APPROVAL OF MINUTES FOR MEETING HELD ON MARCH 8th, 2012:**

A motion by Mr. Sherr, seconded by Ms. David, for approval of the minutes for the meeting held on March 8th, 2012, contingent upon minor changes, was passed unanimously.

5. **PUBLIC COMMENT**

Mr. Mr. Charles Venezia inquired as to when Fairview Village Planning will be discussed again by the Planning Commission.

Mr. Todd replied that the Township is working on scheduling an appropriate time to discuss this issue.

6. **ADJOURNMENT**

There being no further business to come before this committee the meeting of the Worcester Township Planning Commission was adjourned by Mr. Gordon Todd at 8:45 P.M.

WORCESTER TOWNSHIP
PLANNING COMMISSION WORK SESSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
Thursday, April 12th, 2012 7:30 P.M.

CALL TO ORDER

The regularly scheduled meeting of the Planning Commission was called to order by Mr. Gordon Todd at 7:33 P.M.

ATTENDANCE

PRESENT:

Gordon Todd	Chairman
Pat Quigley	Vice Chairman
Doug Rotondo	Secretary
Chris David	Member
Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission
Tiffany M. Loomis	Township Zoning Officer

ABSENT:

Anthony R. Sherr Member

GUESTS: Mr. Ciro Tornambe: Skippack Pike Resident

1. MINOR SUBDIVISION ORDINANCE AMENDMENT:

Mr. Todd addressed the language pertaining to streets crossing on a tract and definitions provided in the example ordinance provided.

Discussion and questions ensued.

RECOMMENDATION:

A motion by Ms. Quigley, seconded by Ms. David, for recommendation for review by the Board of Supervisors of the discussed language changes, contingent upon minor changes to the "Terminology" section of the ordinance: 150-9 to accommodate for minor subdivisions, was passed unanimously.

2. SKETCH PLAN APPLICATION PROCESS:

Mr. Todd addressed that minor corrections need to be made to the current the sketch plan language provided in Chapter 130 of the Subdivision and Land Development Ordinance.

Mr. Schelly gave a presentation on the subject matter.

Discussion and questions ensued.

3. MINOR TECHNICAL CORRECTIONS

Mr. Todd addressed that minor corrections need to be made to the current Growing Greener Ordinance.

Mr. Schelly gave a presentation on the subject matter.

Discussion and questions ensued.

4. **ACCESSORY STRUCTURE ORDINANCE AMENDMENTS**

Mr. Todd suggested that a recommendation be made based on the Planning Commission's discussion at their March 22nd, 2012 meeting.

Discussion and questions ensued.

RECOMMENDATION:

A motion by Mr. Rotondo, seconded by Ms. David, for recommendation for review by the Board of Supervisors of the discussed language changes, contingent upon minor changes to the "Definitions" section of the ordinance, was passed unanimously.

5. **PLANNING COMMISSION AGENDA FOR APRIL 26th, 2012 MEETING:**

- Our Farm Sketch Plan Submission
- Growing Greener Technical Corrections Ordinance Amendment
- Agenda Items for Next Meeting
- Minutes

6. **APPROVAL OF MINUTES FOR MEETING HELD ON MARCH 22nd, 2012:**

A motion by Mr. Todd, seconded by Ms. David, for approval of the minutes for the meeting held on March 22nd, 2012, was passed unanimously.

7. **PUBLIC COMMENT**

None.

8. **ADJOURNMENT**

There being no further business to come before this committee the meeting of the Worcester Township Planning Commission was adjourned by Mr. Gordon Todd at 9:34 P.M.

WORCESTER TOWNSHIP
PLANNING COMMISSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
Thursday, April 26th, 2012 7:30 P.M.

CALL TO ORDER

The regularly scheduled meeting of the Planning Commission was called to order by Mr. Gordon Todd at 7:32 P.M.

ATTENDANCE

PRESENT:

Gordon Todd	Chairman
Pat Quigley	Vice Chairman
Doug Rotondo	Secretary
Chris David	Member
Anthony R. Sherr	Member
Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission
Tiffany M. Loomis	Township Zoning Officer

ABSENT:

None

GUESTS:

Mr. Michael Gambone: Potshop Road Resident
Mr. John Kennedy: Representative for Mr. Michael Gambone
Mr. Richard F. DeLello: Stony Creek Road Resident

1. OUR FARM SKETCH PLAN SUBMISSION LOCATED AT 1600 POTSHOP RD – 42 LOT SUBDIVISION PROPOSED:

The Montgomery County Planning Commission gave a presentation regarding the sketch plan process outlined in Chapter 130 of Worcester Township's Subdivision and Land Development Ordinance.

Mr. John Kennedy and Mr. Michael Gambone presented the 42 lot subdivision proposed sketch plan to the Worcester Township Planning Commission.

The Worcester Township Planning Commission shall tour the site to gather further information in May 2012. Mr. Gambone was agreeable to this request.

Discussion and questions ensued.

2. GROWING GREENER TECHNICAL CORRECTIONS ORDINANCE AMENDMENT:
Tabled.

3. PLANNING COMMISSION AGENDA FOR MAY 10th, 2012 MEETING:

- Our Farm Sketch Plan Submission
- Agenda Items for Next Meeting
- Minutes

4. **APPROVAL OF MINUTES FOR MEETING HELD ON APRIL 12th, 2012:**
A motion by Ms. David, seconded by Mr. Rotondo, for approval of the minutes for the meeting held on April 12th, 2012, was passed unanimously.
5. **PUBLIC COMMENT**
Mr. DeLello inquired as to how many acres the Our Farm sketch plan consisted of.
6. **ADJOURNMENT**
There being no further business to come before this committee the meeting of the Worcester Township Planning Commission was adjourned by Mr. Gordon Todd at 8:45 P.M.

WORCESTER TOWNSHIP
PLANNING COMMISSION WORK SESSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
Thursday, May 10, 2012 7:30 P.M.

CALL TO ORDER

The regularly scheduled meeting of the Planning Commission was called to order by Mr. Gordon Todd at 7:30 P.M. Prior to the regular meeting, a field view was conducted of the proposed Our Farm Sketch Plan, in accordance with the provisions of the Growing Greener Ordinance.

ATTENDANCE

PRESENT:

Gordon Todd	Chairman
Pat Quigley	Vice Chairman
Chris David	Member
Anthony R. Sherr	Member
Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

ABSENT:

Doug Rotondo, Secretary
Tiffany M. Loomis, Township Zoning Officer

GUESTS:

Ms. Susan Caughlan, BOS
John Kennedy, Kennedy Associates
Host: Gambone Family

1. OUR FARM SKETCH PLAN SUBMISSION FOR 1600 POTSHOP ROAD

In accordance with the review procedures in the Growing Greener Ordinance, a preliminary site walk was conducted by the Planning Commission of the proposed 42-lot subdivision within the property at 1600 Potshop Road, known as Our Farm. Following the field view, the WPC re-convened at the regular meeting for further discussion. The following comments were presented to the applicant for consideration in further site planning; these are not formal recommendations and no official decisions are required during this stage of subdivision planning under the Growing Greener Ordinance:

- Consider elimination of the proposed stream crossing. This would better protect the existing natural stream corridor and provide water quality and habitat protection benefits.
- Maximize the use of the existing, extensive disturbed area on the NE side of the proposed subdivision, currently used for storage and staging of construction and horse farm materials.
- Consider alternative land development option as allowed under Growing Greener, in particular Option 3 for the larger estate lot option.
- As required for all major land developments, a property wide wetlands delineation must be conducted by a qualified wetlands scientist and submitted to the Township as part of the application package.

- Consider incorporating the two older, historic residences into the residential layout, allowing larger lot size to accommodate the associated outbuildings.
- Consider re-design of the Road A subdivision on the SW side of the property to maintain more open space/buffer between these residences and the adjacent property.
- Maximize preservation of long scenic views from public roads (Berks and Potshop) by retention of strategic hedgerows and stream corridor vegetation to screen the new residential areas as much as possible.
- The existing allee of over mature, non-native pear trees need not be preserved in place but a similar style of farmstead entry way landscaping is generally desirable to maintain the rural context of the area

John Kennedy acknowledged the inputs and suggestions and will take these back for consideration by the applicant. The WPC suggested the applicant attend additional meetings in June for further discussion about site development under the Growing Greener Ordinance.

2. **PLANNING COMMISSION AGENDA FOR JUNE 14, 2012 MEETING:**

- Historic Ordinance
- Meeting Minutes
- Next Planning Commission Agenda

3. **APPROVAL OF MINUTES FOR MEETING HELD ON APRIL 26, 2012:**

A motion by Ms. Chris David for approval of the minutes for the meeting held on April 26th, 2012, seconded by Mr. Anthony Sherr, was passed unanimously.

4. **PUBLIC COMMENT**

Ms. Susan Caughlan encouraged the provision of internal pedestrian trail system for the development because the site is considered a critical link in the local and regional trail network. Important trail connections occur east and west of the property. Of particular interest to the applicant might be the potential for expanded equestrian trail use, which would complement the existing horse farm business. Ms. Caughlan also advocated for the larger 10-acre estate option, citing benefits to the applicant such as the avoidance of need for public sewer or water, less need for road or driveway construction, and elimination of need for additional public open space. John Kennedy asked if the 10-acre estate option represented a hard minimum size for each lot. Ms. Caughlan checked the ordinance and confirmed that the 10 acres represents an average density, thus allowing for a range of actual lot sizes.

A number of residents from Whitehall Road were present. Their primary concern was the impact of increased vehicular traffic on the existing rural roads. The intersection of Bean and Whitehall was cited as particularly treacherous and inadequate to serve high traffic volumes.

5. **ADJOURNMENT**

There being no further business to come before this committee the meeting of the Worcester Township Planning Commission was adjourned by Mr. Gordon Todd at 8:35 P.M.

WORCESTER TOWNSHIP
PLANNING COMMISSION WORK SESSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
Thursday, June 14, 10, 2012 7:30 P.M.

CALL TO ORDER

The regularly scheduled meeting of the Planning Commission was called to order by Mr. Gordon Todd at 7:30 P.M.

ATTENDANCE

PRESENT:

Gordon Todd	Chairman
Pat Quigley	Vice Chairman
Doug Rotondo	Secretary
Chris David	Member
Anthony R. Sherr	Member
Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

ABSENT: Tiffany M. Loomis, Township Zoning Officer

GUESTS: Ms. Susan Caughlan, BOS
Mr. Charles Venezia: Germantown Pk Resident

1. HISTORIC ORDINANCE AMENDMENT

Mr. Matthew Schelly presented a slide presentation on the basics of historic preservation at the municipal level. He described the gist of the federal Historic Preservation Act, including the concept of the National Register of Historic Places and how a property or place is evaluated for inclusion in the NR. He reviewed a number of local historic ordinances, including Horsham and Montgomery Townships. Initial discussion among the WPC centered on the procedures for listing on the Worcester historic properties listing and the definition of demolition. Mr. Matt Schelly explained that the proposed inventory list and map is based on a single criterion of an estimated pre-1940 construction date. It was agreed that prior to the next meeting Matt would provide an updated copy of the map and associated properties listing, a comparative summary from other historic ordinances of what constitutes "demolition."

2. PLANNING COMMISSION AGENDA FOR JUNE 28, 2012 MEETING:

- Review of the Proposed Cedars Village Ordinance Overlay Amendment
- Review of proposed Historic Ordinance
- Meeting Minutes
- Next Planning Commission Agenda

3. APPROVAL OF MINUTES FOR MEETING HELD ON MAY 10, 2012:

The approval was tabled to a future meeting.

4. PUBLIC COMMENT

Mr. Charles Venezia, a Germantown Pike resident, asked if the Historic Preservation Ordinance would only apply to National Register listed properties. Mr. Matt Schelly explained that the

proposed ordinance would only affect those properties included on Worcester's inventory list which at this time uses a single criterion of an estimated pre-1940 construction date. This may change as the review of the listing process is reviewed and evaluated by the WPC.

5. **ADJOURNMENT**

There being no further business to come before this committee the meeting of the Worcester Township Planning Commission was adjourned by Mr. Gordon Todd at 9:00 P.M.

WORCESTER TOWNSHIP
PLANNING COMMISSION WORK SESSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
Thursday, June 28, 10, 2012 7:30 P.M.

CALL TO ORDER

The regularly scheduled meeting of the Planning Commission was called to order by Mr. Gordon Todd at 7:30 P.M.

ATTENDANCE

PRESENT:

Gordon Todd	Chairman
Pat Quigley	Vice Chairman
Doug Rotondo	Secretary
Anthony R. Sherr	Member
Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

ABSENT:

Tiffany M. Loomis, Township Zoning Officer
Chris David, Member

GUESTS:

Ms. Susan Caughlan, BOS
Mr. F. Lee Mangan, Township Manager

1. CEDARS VILLAGE OVERLAY DISTRICT ORDINANCE AMENDMENT

As requested by the BOS in their June 25, 2012 memorandum, the Planning Commission reviewed the revisions to the draft Cedars Village Overlay Ordinance as presented by Mr. David Markel at recent BOS meeting. Mr. Gordon Todd reviewed the discussions with the public at that meeting to familiarize the WPC members of the major issues of concern. The WPC began the review of the proposed changes, comparing them to the original scope and intent. General discussion followed on the potential to reduce the number of sub districts, review of permitted uses as might be applied to single or multiple districts, conditional and prohibited uses, and setback requirements. Also discussed was the potential need to establish a smaller ROW width along Skippack Pike. Due to the scope of the proposed revisions, it was agreed to continue review and discussions at the next meeting.

2. HISTORIC ORDINANCE AMENDMENT

For the benefit of the new WPC members, Mr. Matthew Schelly reviewed the inception of the historic ordinance, including the identification of the initial inventory of what would be considered historic properties for purposes of the ordinance, issues surrounding the definition of demolition, mapping of the initial properties, and general review of other municipal historic ordinances in the region, including Trappe, Towamencin, and Lower Merion. Discussion followed, specifically regarding the clarification of the inventory process, property owner inputs to listing, definition of demolition versus a substantial modification to a listed structure, and clarification of the additional allowable use opportunities for listed structures.

3. ACCESSORY STRUCTURE ORDINANCE AMENDMENT

A copy of the final draft of the Accessory Structure Ordinance was reviewed one last time prior to recommendation. A motion was made by Ms. Pat Quigley, seconded by Mr. Anthony Sherr, to

recommend approval of the revised Accessory Structure Ordinance Amendment to the BOS, and passed unanimously.

4. **PLANNING COMMISSION AGENDA FOR JULY 12, 2012 MEETING:**

- Review of the Proposed Cedars Village Ordinance Overlay Amendment
- Renew review of proposed Historic Ordinance
- Meeting Minutes
- Next Planning Commission Agenda

5. **APPROVAL OF MINUTES FOR MEETING HELD ON JUNE 14, 2012:**

The approval was tabled to a future meeting.

6. **ADJOURNMENT**

There being no further business to come before this committee the meeting of the Worcester Township Planning Commission was adjourned by Mr. Gordon Todd at 9:00 P.M.

**WORCESTER TOWNSHIP
PLANNING COMMISSION WORK SESSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
Thursday, July 12, 2012 7:30 P.M.**

CALL TO ORDER

The regularly scheduled meeting of the Planning Commission was called to order by Mr. Gordon Todd at 7:30 P.M.

ATTENDANCE

PRESENT:

Gordon Todd	Chairman
Pat Quigley	Vice Chairman
Doug Rotondo	Secretary
Chris David	Member
Anthony R. Sherr	Member
Tiffany M. Loomis	Township Zoning Officer
Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

GUESTS: Mr. Ciro Tornambe, Skippack Pike Resident

1. CEDARS VILLAGE OVERLAY DISTRICT ORDINANCE AMENDMENT

As requested by the BOS in their June 25, 2012 memorandum, the Planning Commission reviewed the revisions to the draft Cedars Village Overlay Ordinance as presented by Mr. David Markel. Primary discussion focused on the appropriate number of sub-districts within the overlay district, outdoor dining regulations, conditional uses, maximum building coverage and appropriate impervious coverage, maximum building height, and the sizing of the additional building and impervious coverage to be allowed with the use of TDRs. Revisions will be captured in a draft for final revision at the next meeting.

2. HISTORIC ORDINANCE AMENDMENT

Review and discussions continued on the finalization of the draft historic ordinance. As requested by the Planning Commission, Matt Schelly presented a map of properties with structures estimated to have been built prior to 1940, displayed in 5-year increments to better show periods of construction. Approximately 310 properties in Worcester are shown on this draft map of properties to be considered historic for purposes of the new overlay ordinance. Issues of concern discussed included inclusion of rationale to support the pre-1940 cut-off, viewing other municipal definitions of demolition to clarify how much of the structure can be modified without permit, clarifying impervious coverage requirements for the proposed conditional uses, and whether to introduce the overlay as part of zoning or as new section in Code. Ms. Loomis will incorporate all revisions made to date and re-distribute the revised ordinance to all members prior to the next meeting.

3. PLANNING COMMISSION AGENDA FOR JULY 26, 2012 MEETING:

- Our Farm Sketch Plan Review
- Cedars Village Overlay District
- Meeting Minutes
- Next Planning Commission Agenda

4. **JOINT MEETING AGENDA WITH BOARD OF SUPERVISORS FOR AUGUST 6, 2012:**
 - Cedars Village Overlay District
 - Status of Historic Ordinance Revisions

5. **APPROVAL OF MEETING MINUTES:**

A motion by Ms. Pat Quigley and seconded by Ms. Chris David for the approval of the minutes for the meeting held on May 10th, 2012, was passed unanimously.

6. **PUBLIC COMMENT**

Mr. Ciro Tornambe, a Skippack Pike resident, questioned the status of any new roadways which might be introduced within the Cedars Village district and whether they would be considered public roads or privately controlled. He asked the WPC to consider the issue of driveway access by other landowners to any proposed new internal roadways within the Cedars Village.

7. **ADJOURNMENT**

There being no further business to come before this committee the meeting of the Worcester Township Planning Commission was adjourned by Mr. Gordon Todd at 9:15 P.M.

WORCESTER TOWNSHIP
PLANNING COMMISSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
Thursday, July 26, 2012 7:30 P.M.

CALL TO ORDER

The regularly scheduled meeting of the Planning Commission was called to order by Mr. Gordon Todd at 7:33 P.M.

ATTENDANCE

PRESENT:

Gordon Todd	Chairman
Pat Quigley	Vice Chairman
Chris David	Member
Anthony R. Sherr	Member
Tiffany M. Loomis	Township Zoning Officer
Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

ABSENT:

Doug Rotondo	Secretary
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GUESTS:

Mr. John Kennedy: Representative for Our Farm Subdivision
Mr. Michael Gambone: Owner of Our Farm Subdivision
Mr. Chuck Caikoski: Cedars Country Store Representative
Mr. Ciro Tornambe: Skippack Pike Resident
Mr. Vincent Pupillo: Skippack Pike Resident
Mr. Richard Mast, P.E.: Representative for Mr. Vincent Pupillo

1. **OUR FARM SUBDIVISION – 42 LOT PROPOSED SKETCH PLAN SUBMISSION LOCATED @ 1600 POTSHOP RD:**

Mr. John Kennedy presented the 42 Lot proposed subdivision to the Planning Commission regarding their latest revised sketch plan submission.

Discussion and questions ensued.

2. **CEDARS VILLAGE OVERLAY DISTRICT ORDINANCE AMENDMENT:**

Tabled due to power failure at meeting location and continued to August 2, 2012 meeting.

3. **PLANNING COMMISSION AGENDA FOR AUGUST 2, 2012 MEETING:**

- Cedars Village Overlay District
- Meeting Minutes
- Next Planning Commission Agenda

4. **APPROVAL OF MEETING MINUTES:**

Tabled due to power failure at meeting location.

5. **PUBLIC COMMENT:**

Tabled due to power failure at meeting location.

6. **ADJOURNMENT:**

There being no further business to come before this committee the meeting of the Worcester Township Planning Commission was adjourned by Mr. Gordon Todd at 7:51 P.M.

WORCESTER TOWNSHIP
PLANNING COMMISSION WORK SESSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
Thursday, August 2, 2012 7:30 P.M.

CALL TO ORDER

The regularly scheduled meeting of the Planning Commission was called to order by Mr. Gordon Todd at 7:30 P.M.

ATTENDANCE

PRESENT:

Gordon Todd	Chairman
Pat Quigley	Vice Chairman
Doug Rotondo	Secretary
Chris David	Member
Anthony R. Sherr	Member
Tiffany M. Loomis	Township Zoning Officer
Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

GUESTS:

Mr. Ciro Tornambe, Skippack Pike Resident
Mr. Vincent Pupillo, Skippack Pike Resident
Mr. Richard C. Mast, P.E, Representative for Mr. V. Pupillo
Mr. John Kennedy: Representative for D. Markel
Mr. Chuck Caikoski, Cedars Country Store Representative
Mr. William Graf, Skippack Pike Resident
Mr. Rick Delello, Stony Creek Road Resident

1. CEDARS VILLAGE OVERLAY DISTRICT ORDINANCE AMENDMENT

Mr. Matthew Schelly prepared an analysis of the maximum development potential for the 22.5-acre Cedars Country Store tract under the proposed new overlay district requirements. He presented a series of maps showing the extent of building and impervious coverage allowed under the by-right requirements and also the maximum additional development allowed with the use of TDRs. The current draft ordinance shows a 15% maximum by right building coverage and a 45% impervious coverage. The analysis found that the impervious coverage was insufficient to accommodate the 15% allowable building coverage in Class 2, primarily due to the parking requirements. Mr. Gordon Todd presented alternative calculations of building and impervious coverage, using a net tract area instead of gross and using the standards for shopping center district as a more realistic guide for impervious coverage. Discussion followed regarding appropriate ratio of BC: IC that would allow reasonable development under the newly allowable overlay uses. Cedars Village residents with smaller properties presented arguments for increasing the BC and IC in order to provide more effective use of smaller lots. Following lengthy discussions, a general consensus was reached to allow properties less than 80,000 SF in gross tract area to be allowed a maximum of 20% Building Coverage and 60% impervious coverage. The WPC also revised the minimum lot size for the overlay district to 15,000 SF for all uses.

Discussion continued on the proposed Use Regulations. Following discussions regarding hours of service (defined by all too generally mean the last time for food/beverage service in a restaurant), it was agreed to modify the hours of service to 11 pm for Sunday through Thursday

and to 12 pm on Friday and Saturday. Pet services were revised to allow pet training but no animal hospitals, kennel/boarding or pet day care.

Lengthy discussions followed regarding the proposal to include fairs and carnivals. Representatives from Cedars Country Store presented draft language to allow a variety of additional temporary or seasonal outdoor events to create more economic benefits to the village. Following discussions, the WPC agreed to include the provision for temporary Christmas tree sales and a farmers market, but did not support the inclusion of fairs or carnivals. The representatives were advised to present their case directly to the BOS at future meetings regarding this ordinance.

Revisions to reflect these and other recent review meetings will be captured in a final draft to be presented to the Board of Supervisors at the August 6 Joint Meeting.

2. **PLANNING COMMISSION AGENDA FOR AUGUST 9, 2012 MEETING:**

To be determined following the Joint Meeting with the Board of Supervisors on August 6, 2012.

3. **APPROVAL OF MEETING MINUTES:**

A motion by Ms. Chris David and seconded by Mr. Doug Rotondo for the approval of the minutes for the meeting held on June 14, was passed unanimously.

A motion by Ms. Pat Quigley and seconded by Mr. Doug Rotondo for the approval of the minutes for the meeting held on June 28, subject to correction of spelling typo in item 3, was passed unanimously.

A motion by Mr. Doug Rotondo and seconded by Ms. Chris David for the approval of the minutes for the meeting held on July 12, was passed unanimously.

A motion by Ms. Chris David and seconded by Ms. Pat Quigley for the approval of the minutes for the meeting held on July 26, was passed unanimously.

4. **PUBLIC COMMENT**

Mr. Vince Pupillo wanted to see all of the Cedars Village properties evaluated by the Montgomery County Planning Commission, not just the largest parcel. He also presented arguments for inclusion of fairs and carnivals.

Mr. John Kennedy commented that while the ordinance presents benefits to all landowners in terms of increased use opportunities, the strict dimensional requirements prohibit smaller properties from being able to realize the new uses. Mr. Kennedy also presented the WPC with another revised version of the ordinance with suggestions for formatting changes and for the inclusion of fairs and carnivals.

Mr. Richard Mast presented arguments for increasing the BC and IC for smaller properties to be more in line with other municipalities with similar village districts, such as Lederach, Skippack and Lower Salford. This is especially important for encouraging the reuse of older or historic buildings which typically require more area to bring them up to current codes.

Other residents in attendance also supported the increase in the BC: IC limitations for the properties less than 2 acres in size.

5. **ADJOURNMENT**

There being no further business to come before this committee the meeting of the Worcester Township Planning Commission was adjourned by Mr. Gordon Todd at 9:20 P.M.

WORCESTER TOWNSHIP
BOARD OF SUPREVISORS & PLANNING COMMISSION JOINT MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
MONDAY, AUGUST 6th, 2012 8:00 A.M.

CALL TO ORDER

The regularly scheduled joint meeting of the Board of Supervisors & Planning Commission was called to order by Mr. Arthur Bustard at 8:00 A.M.

ATTENDANCE

PRESENT:

Arthur Bustard	Chairman: Board of Supervisors
Susan Caughlan	Vice Chairman: Board of Supervisors
Steve Quigley	Member: Board of Supervisors
Gordon Todd	Chairman: Planning Commission
Pat Quigley	Vice Chairman: Planning Commission
Chris David	Member: Planning Commission
Tony Sherr	Member: Planning Commission
Matthew Schelly	Montgomery County Planning Commission
F. Lee Mangan	Township Manager
James J. Garrity, Esq.	Township Solicitor
Joseph J. Nolan, P.E.	Township Engineer

ABSENT:

Doug Rotondo	Member: Planning Commission
Eunice Kriebel	Township Assistant Manager/ Treasurer

1. APPROVAL OF JOINT MEETING MINUTES:

A motion by Mr. Gordon Todd for approval of the minutes for the joint meeting held on February 6th, 2012, seconded by Ms. Pat Quigley, was passed unanimously.

2. CEDARS VILLAGE OVERLAY ORDINANCE AMENDMENT:

Mr. Gordon Todd introduced the draft ordinance proposed to date and addressed Class I and Class II regarding their use regulations. Originally there had been three classes.

Mr. Todd further addressed seasonal uses, setbacks, maximum building foot print, lot size requirements, rights-of-way requirements, and the overall process that would take place upon the ordinance being enacted.

Mr. Arthur Bustard inquired about TDR's square footage requirements. Mr. Todd explained the proposed square footage limits. Questions and discussion ensued.

Mr. Bustard addressed the funeral home located near Cedars Village and how currently this property has not been included in the overlay ordinance district. He inquired if this property could be included and requested that the Planning Commission consider including this property due to the current commercial use of the property.

Ms. Susan Caughlan inquired if this property would be considered Class II and further addressed the square footage of the lot.

Mr. Bustard further addressed that it makes sense to include the funeral home.

Ms. Caughlan inquired as to whether the property owner of the funeral home is aware of the proposed ordinance.

Mr. Steve Quigley inquired as to if resident out-reach had occurred and the funeral home owner was contacted during this process.

Mr. Todd explained that a designated radius was sent mass mailings regarding the proposed ordinance and invited to make comments.

Ms. Caughlan addressed impervious coverage limits. Mr. Todd further explained that the impervious coverage limits proposed are to encourage the use of TDR's.

Mr. Joseph Nolan, P.E. addressed impervious coverage pertaining to Class I and how parking requirements will be affected.

Ms. Caughlan further discussed impervious coverage and parking requirements. Questions and discussion ensued.

Ms. Caughlan requested Mr. James Garrity, Esq. to review that uses are not in conflict with home occupation rights, square footage regulations and low traffic regulations.

Ms. Caughlan addressed out-door dining area setbacks and screening. Mr. Todd further explained the proposed regulations. Buildings, fencing, and landscaping may be used as screening buffers.

Ms. Pat Quigley is concerned about residential used located within the Overlay District.

Ms. Caughlan addressed adjacent properties and how they could be affected with our without a buffer located next to a commercial operation.

Ms. Caughlan & Mr. Quigley addressed seasonal events (i.e. farm markets, etc...). Discussion and questions ensued.

Mr. Bustard asked that everyone provide their final comments so that the Planning Commission may finalize their final recommendations to the Board of Supervisors.

Ms. Caughlan addressed TDR's, drive-thru(s), large recreational facilities, and lot area regulations for Class II. Questions and discussion ensued.

Mr. Quigley addressed that designing a process can be complicated and hard to implement thru zoning legislation. Economic conditions need to be considered when designing overlay district legislation.

Mr. Todd addressed the process that has occurred this thus far to create the proposed Cedars Village Overlay Ordinance.

Mr. Bustard directed the Planning Commission to finalize their recommendations.

3. STATUS OF HISTORIC ORDINANCE AMENDMENT:

Tabled.

4. PUBLIC COMMENT:

Ms. Maeve Vogan commented on Class II regulations, formatting, services offered, the funeral home property, drive-thru(s), and multi-use properties.

Ms. Marylyn Teed commented on taxes in relation to the proposed zoning amendment, Skippack Village, resident notifications sent regarding the proposed amendment, and the funeral home property.

Mr. Richard Mast, P.E., representing Vincent Pupillo commented on residential and commercial uses and their viability.

5. ADJOURNMENT:

There being no further business to come before this joint committee, the meeting of the Worcester Township Board of Supervisors & Planning Commission was adjourned by Mr. Arthur Bustard, at 9:02 A.M.

WORCESTER TOWNSHIP
PLANNING COMMISSION WORK SESSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
Thursday, August 9, 2012 7:30 P.M.

CALL TO ORDER

The regularly scheduled meeting of the Planning Commission was called to order by Mr. Gordon Todd at 7:30 P.M.

ATTENDANCE

PRESENT:

Gordon Todd	Chairman
Pat Quigley	Vice Chairman
Doug Rotondo	Secretary
Chris David	Member
Anthony R. Sherr	Member
Tiffany M. Loomis	Township Zoning Officer
Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

GUESTS:

Ms. Susan Caughlan: Board of Supervisor
Mr. Ciro Tornambe, Skippack Pike Resident
Mr. Vincent Pupillo, Skippack Pike Resident
Mr. Richard C. Mast, P.E, Representative for Mr. V. Pupillo
Mr. John Kennedy: Representative for D. Markel
Mr. Chuck Caikoski, Cedars Country Store Representative
Mr. Mike Malone, Worcester Golf Club: Green Hill Road Resident

1. **CEDARS VILLAGE OVERLAY DISTRICT ORDINANCE AMENDMENT**

The Planning Commission further discussed the draft changed recommended to the proposed Cedars Overlay Ordinance at the August 2, 2012 meeting.

Discussion and questions ensued.

RECOMMENDATION:

A motion by Mr. Tony Sherr, seconded by Mr. Doug Rotondo, to recommend the above attached Cedars Village Overlay Ordinance per the changes discussed and 2 additional outstanding items per Mr. Gordon Todd's discretion, was passed unanimously.

2. **MINOR SUBDIVISION ORDINANCE AMENDMENT:**

Mr. Gordon Todd stated that he would like to the Planning Commission to re-address this issue. All members were in agreement.

Mr. Todd will request the Township Engineer to be at a future meeting for purpose of advisement.

3. **HISTORIC ORDINANCE AMENDEMENT:**

Tabled

4. **PLANNING COMMISSION AGENDA FOR AUGUST 23, 2012 MEETING:**

- Minor Subdivision Ordinance Amendment
- Historic Ordinance Amendment
- Planning Commission Agenda
- Approval of Meeting Minutes

5. **APPROVAL OF MEETING MINUTES:**

A motion by Ms. Chris David and seconded by Mr. Tony Sherr for the approval of the minutes for the meeting held on August 2, 2012 was passed unanimously.

6. **PUBLIC COMMENT**

None

7. **ADJOURNMENT**

There being no further business to come before this committee the meeting of the Worcester Township Planning Commission was adjourned by Mr. Gordon Todd at 10:06 P.M.

WORCESTER TOWNSHIP
PLANNING COMMISSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
Thursday, August 23, 2012 7:30 P.M.

CALL TO ORDER

The regularly scheduled meeting of the Planning Commission was called to order by Mr. Gordon Todd at 7:34 P.M.

ATTENDANCE

PRESENT:

Gordon Todd	Chairman
Doug Rotondo	Secretary
Chris David	Member
Tiffany M. Loomis	Township Zoning Officer
Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

ABSENT:

Pat Quigley	Vice Chairman
Anthony R. Sherr	Member

GUESTS:

Ms. Susan Caughlan: Board of Supervisor
Mr. Ciro Tornambe, Skippack Pike Resident
Mr. Vincent Pupillo, Skippack Pike Resident
Mr. Richard C. Mast, P.E, Representative for Mr. V. Pupillo
Mr. John Kennedy: Representative for D. Markel
Mr. Chuck Caikoski, Cedars Country Store Representative
Mr. Mike Malone, Worcester Golf Club: Green Hill Road Resident

1. **MINOR SUBDIVISION ORDINANCE AMENDMENT:**
Tabled

2. **HISTORIC ORDINANCE AMENDEMENT:**

Ms. Chris David addressed historical structures built from 1940 onward.

Mr. Gordon Todd addressed historical structures built from 1938 onward.

Mr. Matthew Schelly made a presentation and provided handouts of structures representative from the 1800's thru 1945.

Ms. Chris David inquired as to what the standards are to restore an already more modern dwelling to its architectural birth-right.

Discussion and questions ensued.

3. **PLANNING COMMISSION AGENDA FOR AUGUST 23, 2012 MEETING:**

- Minor Subdivision Ordinance Amendment
- Historic Ordinance Amendment
- Mandracchia Subdivision

- Ianella Subdivision
- Planning Commission Agenda
- Approval of Meeting Minutes

5. **APPROVAL OF MEETING MINUTES:**
Tabled

6. **PUBLIC COMMENT**
None

7. **ADJOURNMENT**
There being no further business to come before this committee the meeting of the Worcester Township Planning Commission was adjourned by Mr. Gordon Todd at 8:34 P.M.

WORCESTER TOWNSHIP
PLANNING COMMISSION WORK SESSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
Thursday, September 13th, 2012 7:30 P.M.

CALL TO ORDER

The regularly scheduled meeting of the Planning Commission was called to order by Mr. Gordon Todd at 7:34 P.M.

ATTENDANCE

PRESENT:

Gordon Todd	Chairman
Pat Quigley	Vice Chairman
Doug Rotondo	Secretary
Chris David	Member
Anthony R. Sherr	Member
Tiffany M. Loomis	Township Zoning Officer
Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

ABSENT:

None

GUESTS: Mr. Timothy Woodrow, P.E.: Representative for Iannella Subdivision

1. IANNELLA SUBDIVISION LOCATED AT 1335 DELL RD – 2 PROPOSED LOTS/ 1 EXISTING TOTALING 2 LOTS – ZHB APPROVAL GRANTED FOR LOT WIDTH:

The Subdivision proposes the creation of two (2) single-family lots from one parcel, with frontage on the north side of Dell Road, totaling approximately 9.45 acres of land, located in the AGR Zoning District.

The Planning Commission discussed Montgomery County Planning Commission's review.

Ms. Pat Quigley requested that large trees be noted on the plans and that high quality woods are protected, expressing concern about major tree clearing.

Mr. Gordon Todd & Ms. Quigley addressed the shared driveway shown on the plan.

The Planning Commission requested that the applicant provide a tree analysis of the property showing the area around perimeter and define where the trees are located.

The Planning Commission is in agreement with all waivers requested except for the waiver concerning trees.

Discussion & questions ensued.

2. **MINOR SUBDIVISION ORDINANCE AMENDMENT:**

Tabled.

3. **HISTORIC ORDINANCE AMENDEMNT:**

Mr. Matthew Schelly handed out historic inventory lists and the Planning Commission analyzed the properties listed.

Mr. Tony Sherr inquired as to why the historic list exists and its purpose.

The Planning Commission discussed the definition of demolition.

Discussion and questions ensued.

3. **PLANNING COMMISSION AGENDA FOR SEPTEMBER 27th, 2012 MEETING:**

- Iannella Subdivision located at 1335/1337 Dell Rd
- Minor Subdivision Ordinance Amendment
- Historic Ordinance Amendment
- Planning Commission Agenda
- Approval of Meeting Minutes

5. **APPROVAL OF MEETING MINUTES:**

Tabled

6. **PUBLIC COMMENT**

None

7. **ADJOURNMENT**

There being no further business to come before this committee the meeting of the Worcester Township Planning Commission was adjourned by Mr. Gordon Todd at 8:41 P.M.

WORCESTER TOWNSHIP
PLANNING COMMISSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
Thursday, September 27th, 2012 7:31 P.M.

CALL TO ORDER

The regularly scheduled meeting of the Planning Commission was called to order by Mr. Gordon Todd at 7:30 P.M.

ATTENDANCE

PRESENT:

Gordon Todd	Chairman
Pat Quigley	Vice Chairman
Doug Rotondo	Secretary
Chris David	Member
Anthony R. Sherr	Member
Tiffany M. Loomis	Township Zoning Officer
Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

ABSENT:

None

GUESTS: Mr. Robert Jordon: Representative for Iannella Subdivision

1. IANNELLA SUBDIVISION LOCATED AT 1335 DELL RD – 2 PROPOSED LOTS/ 1 EXISTING TOTALING 2 LOTS – ZHB APPROVAL GRANTED FOR LOT WIDTH:

The Subdivision proposes the creation of two (2) single-family lots from one parcel, with frontage on the north side of Dell Road, totaling approximately 9.45 acres of land, located in the AGR Zoning District.

The applicant addressed the Planning Commission’s concerns by providing a tree plan and revising the waivers previously requested.

Discussion & questions ensued.

RECOMMENDATION:

A motion by Mr. Tony Sherr, to recommend preliminary/ final approval to the Board of Supervisors contingent upon CKS’s review dated September 17th, 2012, seconded by Ms. Pat Quigley, was passed unanimously.

2. MINOR SUBDIVISION ORDINANCE AMENDMENT:

Mr. Gordon Todd addressed underlying zoning regarding overlay districts. He inquired how SALDO would be affected and proposed that a minor subdivision ordinance amendment is needed.

Discussion and questions ensued.

3. **HISTORIC ORDINANCE AMENDEMENT:**

Tabled.

4. **PLANNING COMMISSION AGENDA FOR OCTOBER 11th, 2012 MEETING:**

- Minor Subdivision Ordinance Amendment
- Historic Ordinance Amendment
- Planning Commission Agenda
- Approval of Meeting Minutes

5. **APPROVAL OF MEETING MINUTES:**

A motion by Ms. Chris David and seconded by Mr. Doug Rotondo for the approval of the minutes for the meeting held on August 9th, 2012 was passed unanimously.

A motion by Mr. Tony Sherr and seconded by Ms. Chris David for the approval of the minutes for the meeting held on August 23rd, 2012 was passed unanimously.

September 13th, 2012 minutes tabled.

6. **PUBLIC COMMENT**

None

7. **ADJOURNMENT**

There being no further business to come before this committee the meeting of the Worcester Township Planning Commission was adjourned by Mr. Gordon Todd at 9:15 P.M.

WORCESTER TOWNSHIP
PLANNING COMMISSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
Thursday, October 25th, 2012 7:31 P.M.

CALL TO ORDER

The regularly scheduled meeting of the Planning Commission was called to order by Mr. Gordon Todd at 7:30 P.M.

ATTENDANCE

PRESENT:

Gordon Todd	Chairman
Pat Quigley	Vice Chairman
Doug Rotondo	Secretary
Chris David	Member
Anthony R. Sherr	Member
Tiffany M. Loomis	Township Zoning Officer
Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

ABSENT:

Anthony R. Sherr Member

GUESTS:

Ms. Susan Caughlan: Board of Supervisors, Overhill Drive Resident
Mr. Phil Seifried: Cedars Hill Road Resident

1. CEDARS VILLAGE OVERLAY ORDINANCE – MCPC FORMAL REVIEW:

Mr. Matthew Schelly handed out official approved ordinance and his review. Discussion and questions ensued regarding his entire review and resulted in the following:

Recommendation regarding specific language per MCPC's review pertaining to Cedars Village Overlay Ordinance:

- Page 4A(1) - , according to the provisions of the underlying zoning district.
- Page 7(B)(1)(a) - appropriate provision shall be made for common open space for passive recreational use.

- Page 10, between C & D add new heading title:

OPEN SPACE STANDARDS:

For parcels greater than 5 acres in size, appropriate common open space should be provided.

- Section 150-146.27(D) - Delete first sentence to section D and replace with parking shall be set back 50' feet from the ultimate right of way.

A motion by Mr. Doug Rotondo, seconded by Ms. Chris David for the recommendation of the above amendments to be made to the Cedars Village Overlay Ordinance, was passed unanimously.

2. MINOR SUBDIVISION ORDINANCE AMENDMENT:

Tabled

3. **HISTORIC ORDINANCE AMENDEMENT:**
Tabled

4. **PLANNING COMMISSION AGENDA FOR JOINT MEETING WITH BOARD OF SUPERVISORS FOR NOVEMBER 5th, 2012 MEETING:**
 - Minor Subdivision Ordinance Amendment
 - Historic Ordinance Amendment
 - Sign Ordinance Amendment
 - Approval of Meeting Minutes

5. **PLANNING COMMISSION AGENDA FOR NOVEMBER 8th, 2012 MEETING:**
 - Minor Subdivision Ordinance Amendment
 - Historic Ordinance Amendment
 - Accessory Structure Amendment Ordinance
 - Planning Commission Agenda
 - Approval of Meeting Minutes

6. **APPROVAL OF MEETING MINUTES:**
Tabled

7. **PUBLIC COMMENT**
None

8. **ADJOURNMENT**
There being no further business to come before this committee the meeting of the Worcester Township Planning Commission was adjourned by Mr. Gordon Todd at 9:30 P.M.

WORCESTER TOWNSHIP
BOARD OF SUPREVISORS & PLANNING COMMISSION JOINT MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
MONDAY, NOVEMBER 5th, 2012 8:00 A.M.

CALL TO ORDER

The regularly scheduled joint meeting of the Board of Supervisors & Planning Commission was called to order by Mr. Arthur Bustard at 8:03 A.M.

ATTENDANCE

PRESENT:

Arthur Bustard	Chairman: Board of Supervisors
Susan Caughlan	Vice Chairman: Board of Supervisors
Steve Quigley	Member: Board of Supervisors
Gordon Todd	Chairman: Planning Commission
Tony Sherr	Member: Planning Commission
Matthew Schelly	Montgomery County Planning Commission
F. Lee Mangan	Township Manager
James J. Garrity, Esq.	Township Solicitor
Joseph J. Nolan, P.E.	Township Engineer
Tiffany M. Loomis	Zoning Officer

ABSENT:

Pat Quigley	Vice Chairman: Planning Commission
Chris David	Member: Planning Commission
Doug Rotondo	Member: Planning Commission
Eunice Kriebel	Township Assistant Manager/ Treasurer

1. APPROVAL OF JOINT MEETING MINUTES:

A motion by Ms. Susan Caughlan for approval of the minutes for the joint meeting held on August 6th, 2012, seconded by Mr. Gordon Todd, was passed unanimously.

2. STATUS OF HISTORIC ORDINANCE AMENDMENT:

Mr. Gordon Todd explained to the Board of Supervisors that the Planning Commission has created a list of historic buildings and that they will be focusing on the year the structure has been built.

Mr. Todd further explained that they will be addressing structures from circa 1920 onward.

Mr. Matthew Schelly explained that most of the historical structures are located within the villages and that the historic ordinance could be included in the Village Overlay ordinance amendments.

Mr. Todd stated that he believes in personal property rights and that this ordinance would enable an individual property to obtain credits and/or incentives for maintaining and preserving the historical structure. Additionally, the demolition permit process would be made more stringent and would allow for an information meeting to be held with the property owner to apprise them of their options.

Mr. Steve Quigley inquired as to the re-use of buildings and barns, specifically targeting barns, and how the barn would be brought up to code if a business were to establish their location there.

Mr. Todd explained that restoring a barn is an expensive process and Mr. Quigley poses a good point. The building would have to be evaluated if the use could be permitted.

Ms. Caughlan clarified that this ordinance would address homes and/or buildings that propose to be demolished, not the reconversion of building(s).

Mr. Bustard clarified that barns make great offices if one has the money for the conversion. An example of this would be the Cedars Country Store property.

Mr. Todd referenced the 2845 Potshop Rd barn was demolished and if an option was available for restoration credits the demolition may have not taken place.

Mr. Quigley addressed the Ross Myers property where barns have been converted to offices in Lancaster County due to various waivers being issued. He inquired if this was possible in Worcester, PA.

Mr. Todd responded that this was something the Planning Commission could look it and has been researching possible options.

Ms. Caughlan thought the incentives were included in this proposed ordinance.

Mr. Todd responded that the Historical Committee proposed incentives and that the Planning Commission is currently reviewing them.

Ms. Caughlan inquired if there is a time line. Mr. Todd clarified that this ordinance is a work in progress and more time is needed to perfect the ordinance recommendations.

Mr. Bustard, Ms. Caughlan, and Mr. Todd agreed that this ordinance should be made a priority.

3. STATUS OF SIGN ORDINANCE AMENDMENT:

Mr. Todd addressed temporary signage and used the "Hill Company" temporary signage located at Center Point Village Shopping Center as an example. He was unable to understand from the signage what kind of services they offer and that the Planning Commission is reviewing the current sign ordinance for effectiveness and sufficiency.

Mr. Todd addressed the Shopping Center Zoning District and conveyed that this particular section of the sign ordinance amendment needs to be re-addressed. His concern is if the business signage is not properly addressed they will be more vacancies in the Township.

Ms. Caughlan was under the impression that the sign ordinance amendment was in its final stages for the Board of Supervisors to review. She has requested that the ordinance move forward and understands that the Township Manager has information pertaining to business's feedback concerning this matter.

Mr. Lee Mangan clarified he has received feedback from the owners of Center Point Village Shopping Center and the business owners. These individuals have compiled a presentation for the Planning Commission at their next meeting. He addressed the recent vacancy of the former WaWa building.

Mr. Bustard confirmed the presentation and meeting time of the next Planning Commission meeting. He requested that the Planning Commission move the sign ordinance forward.

Mr. Mangan further clarified that the former WaWa building has become a difficult area for the owner to lease due to signage restrictions at the corner of Route 73 (Skippack Pike) & Route 363 (Valley Forge Rd).

Ms. Caughlan responded that she doubts the reason WaWa left the area was due to signage but due to the corporation moving out of rental properties due to their business model. Mr. Todd & Mr. Bustard were in agreement.

Mr. Mangan was also in agreement and clarified that signage has become the current reason for the owner having difficulty re-renting the space.

Ms. Caughlan thought the signage size was larger and has now been reduced to 25 square feet. Mr. Todd will look into making the signs larger as previously discussed to approximately 60 square feet.

Mr. Bustard and Ms. Caughlan have requested of the Planning Commission to decide on their recommendations at their next scheduled meeting.

Mr. Tony Sherr clarified of what was being requested by the Board of Supervisors.

All parties were in agreement that the sign ordinance amendment is move forward expeditiously.

4. CEDARS OVERLAY ORDINANCE AMENDMENT:

Ms. Caughlan discussed recommended changes from the Montgomery County Planning Commission and inquired as to when the Planning Commission would be addressing these items.

Mr. Bustard is under the understanding that a cleanup ordinance amendment would be reviewed.

Mr. Todd has provided the recommendations to the Board of Supervisors.

Ms. Caughlan inquired if this ordinance was ready to be advertised.

Mr. Bustard inquired if there were any other additional clean up amendments that needed to be included.

Mr. Todd clarified that the Minor Subdivision Ordinance is to be handled separately and that the Planning Commission was taking into consideration the Cedars County Store Overlay District properties.

Mr. Nolan confirmed Mr. Todd's statement.

Ms. Caughlan inquired about the accessory use and structure amendment.

Mr. Bustard directed the Planning Commission to finalize all outstanding ordinance amendments at their next scheduled meeting.

Ms. Caughlan addressed sand mounds being located in the front yard. Mr. Bustard clarified that sand mounds are address in the Township Subdivision and Land Development Ordinance regarding their location.

Mr. Nolan further clarified that the problem the Township is encountering is that Montgomery County Health Department is issuing the permits without conferring with the Township. MCHD does not recognize our ordinances.

Mr. Quigley stated that this matter can go under advisement regarding the proposed public sewer system for the Hickory Hill residents.

Mr. Bustard inquired as to what the re-course is against the Montgomery County Health Department.

Mr. Nolan suggested that the grading ordinance be used to regulate this process.

Ms. Caughlan requested that Township Staff work with the Montgomery County Health Department to rectify this issue and further explained that pump and haul is not a long term solution.

Discussion and questions and ensued regarding front yard sand mound issues.

Mr. Sherr clarified that everyone was in agreement that sand mounds are not to be addressed in the accessory use and structure ordinance amendment.

5. CENTER POINT VILLAGE:

Tabled.

6. PUBLIC COMMENT:

Mr. Garrity summarized what ordinances are to be accomplished:

- Minor Subdivision Ordinance
- Accessory Use Ordinance
- Cedars Overlay Use Ordinance
- Lighting Ordinance
- Sign Ordinance

7. ADJOURNMENT:

There being no further business to come before this joint committee, the meeting of the Worcester Township Board of Supervisors & Planning Commission was adjourned by Mr. Arthur Bustard, at 8:38 A.M.

**WORCESTER TOWNSHIP
PLANNING COMMISSION WORK SESSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
Thursday, November 8th, 2012 7:31 P.M.**

CALL TO ORDER

The regularly scheduled meeting of the Planning Commission was called to order by Mr. Gordon Todd at 7:31 P.M.

ATTENDANCE

PRESENT:

Gordon Todd	Chairman
Pat Quigley	Vice Chairman
Doug Rotondo	Secretary
Chris David	Member
Anthony R. Sherr	Member
Tiffany M. Loomis	Township Zoning Officer
Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

ABSENT:

None

GUESTS:

Ms. Susan Caughlan: Board of Supervisors, Overhill Drive Resident
Mr. F. Lee Mangan: Township Manger
Ms. Bearnadette A. Kearney, Esq. Representative for ZHB Appl #12-06 (Hong)
Hong Family: Valley Forge Rd Resident
Mr. Joseph Gambone: Gambone Development Company
Mr. Frank Wittenburgh: Worcester Beverage Business Owner

1. ZHB APPLICATION #12-06 (HONG) LOCATED AT 2272 VALLEY FORGE RD IN THE AGR ZONING DISTRICT

- THE FOLLOWING RELIEF HAS BEEN REQUESTED TO PERMIT THE CONVERSION OF THE EXISTING OFFICE BUILDING INTO AN IN-LAW SUITE:
 - SPECIAL EXCEPTION AND/OR VARIANCE PURSUANT TO SECTION 150-163 TO CHANGE THE NON-CONFORMING USE TO A RESIDENCE OR IN-LAW SUITE
 - VARIANCE FROM SECTION 150-11, USE REGULATIONS, TO PERMIT TWO SINGLE FAMILY DETACHED DWELLINGS ON THE PROPERTY
 - VARIANCE FROM SECTION 150-12 TO PERMIT AN EXISTING LOT AREA OF 61,021 SQ. FT. AND LOT WIDTH WHICH IS LESS THAN THE ORDINANCE REQUIRES
 - VARAINCE FROM SECTION 150-13 TO PERMIT AN EXISTING FRONT YARD SETBACK WHICH IS LESS THAN THE ORDINANCE REQUIRES
 - VARIANCE FROM SECTION 150-9, FAMILY, TO PERMIT 2 NON-PROFIT HOUSEKEEPING UNITS NOT CONTAINING A MEMBER WHO HAS ATTAINED THE AGE OF 60 YEARS

- VARIANCE FROM SECTION 150-77(B)(2) TO PERMIT THE EXISTING TWO SHEDS TO REMAIN WHERE LOCATED RATHER THAN WITHIN 10' FROM THE REAR OF SIDE PROPERTY LINE

Ms. Bearnadette Kearney, Esq. gave a presentation on behalf of the Hong Family regarding the above requested relief. She referenced that there are other properties located within Worcester Township that have received such relief (i.e. Field residence located on Artmar Avenue). This particular property has separate points of access for each structure.

Mr. Gordon Todd inquired as to what happens to the building when the in-law moves out.

Ms. Kearney explained that the home owners would appear before the Zoning Hearing Board to request a special exception and that if granted, would be required to remove the cooking facilities if the in-laws were to leave and would not be allowed to rent the property by deed restriction. The new home owners would have to apply for in-law suite relief and appear before the Zoning Hearing Board if new ownership occurred.

Ms. Chris David inquired if the Zoning Hearing Board stipulates those conditions.

Ms. Kearney further explained the forced removal of the kitchen when the in-laws move out.

Mr. Todd stated that it doesn't further intensify the use of the property; the aesthetic character remains the same and is most concerned with the current parking area.

Ms. Pat Quigley further inquired about the over-sized current parking area. Ms. Kearney stated she will speak with her client and address this issue.

Mr. Matthew Schelly inquired how old the structure is. Ms. Kearney stated that the structures were built approx. in 1985. Mr. Schelly additionally advised that the declaration should state that the property runs with the current zoning in place.

Mr. Todd explained that the property is far older than circa 1985.

Mr. Schelly inquired about the relief requesting the non-profit in-laws. Ms. Kearney explained about how one of the members needs to be 60, it's written in a way where when you both turn 60 you have to leave, she addressed the intent.

Ms. Quigley doesn't have a problem with it as long it's reflective of the Fields, Artmar Avenue situation and that the over-sized current parking area is addressed.

Ms. David confirmed that it must be a family unit, not a rental. Ms. Kearney confirmed this.

Discussion and questions ensued.

2. **SIGN ORDINANCE AMENDMENT:**

Mr. Joseph Gambone addressed Section 150-150(B) of the proposed sign ordinance inquiring if signage allows 2 signs that have to be 300 feet from the intersection. Mr. Gordon Todd agreed to look into this item in terms where the 300 feet is measured.

Mr. Gambone does not understand the correlation of the 300 feet.

Mr. Gambone addressed Section 150-150(C) of the proposed sign ordinance requesting that the ordinance language be further clarified.

Mr. Gambone inquired if directional signage was allowed pursuant to section 150-150(C)(3) of the proposed ordinance. Mr. Todd clarified that is type of signage is allowed.

Mr. Gambone explained how the buildings in the Center Point Shopping Center are located extremely far back and how there has been a struggle for years to get people/ traffic to recognize that retail uses are located in the current area provided.

Mr. Gambone further explained that the best visibility for signage is located off of Rte 363 & Rte 73. He would like the signage to be large enough where it can be easily identified.

Mr. Gambone requested to provide some renderings at next month's meeting and further inquired if the Planning Commission were open to a presentation of this kind for the SC & C Zoning District(s).

Mr. Todd expressed that signage is very important and does not want to see empty buildings. He further expressed that businesses need to be adequately advertised while being acceptable to the Township residents.

Mr. Gambone addressed that the temporary signage that exists now does not look pleasant. He requested that special event signage be allowed, as well as grand opening signage for the viability of the tenants.

Ms. Quigley expressed how it's a great idea to welcome Mr. Gambone and the tenant's ideas at the Planning Commission's next meeting.

Mr. Schelly explained that there is a provision for temporary signage. Ms. Quigley clarified that free standing temporary is not allowed under the current proposed ordinance.

Mr. Frank Wittenberg addressed how retail merchants have different signage needs. He is concerned about the rapid turn-over in the complex and how signage is an impact.

The Planning Commission agreed to have Mr. Gambone present his signage ideas and suggestions at their 12/13/2012 scheduled meeting.

3. **MINOR SUBDIVISION ORDINANCE AMENDMENT:**

The Planning Commission discussed the proposed minor subdivision ordinance.

Discussion and questions ensued.

RECOMMENDATION:

A motion by Mr. Tony Sherr, seconded by Ms. Pat Quigley, recommending the Minor Subdivision Ordinance Amendment to the Board of Supervisors, contingent to CKS's recommendations and the following changes, was passed unanimously.

- 505(A)(1) - add two "or more", add including a reverse subdivision to the end of the sentence.
- 505(A)(3)(C) - add the word "not" between has and been
- 505(A)(1)(C) - remove word and number 2
- 505(A)(1)(D) - remove word and number 2
- 505(A)(1)(E) - Replace neither with "no"
- Recommend #2 & #3 of CKS's review
- 506(B) - referenced to be changed to references

- 506(A) add “or” Board of Supervisors instead of “of”

4. **ACCESSORY STRUCTURE ORDINANCE AMENDMENT:**

The Planning Commission discussed the proposed accessory structure ordinance.

Discussion and questions ensued.

RECOMMENDATION:

A motion by Mr. Tony Sherr, seconded by Mr. Doug Rotondo, recommending the Agricultural Uses & Structures Ordinance Amendment to the Board of Supervisors for adoption, contingent to adding A(1) to include products and the following sentence "A roadside stand shall not exceed 200 square feet", was passed unanimously.

5. **PLANNING COMMISSION AGENDA FOR NOVEMBER 29th, 2012 MEETING:**

- Signage Presentation
- Planning Commission Agenda
- Approval of Meeting Minutes

6. **APPROVAL OF MEETING MINUTES:**

A motion by Mr. Tony Sherr, seconded by Ms. Chris David for the approval of the minutes for the meeting held on September 13th, 2012, was passed unanimously.

A motion by Mr. Doug Rotondo, seconded by Mr. Tony Sherr for the approval of the minutes for the meeting held on September 27th, 2012 contingent upon minor grammatical changes to be made, was passed unanimously.

A motion by Mr. Doug Rotondo, seconded by Ms. Pat Quigley for the approval of the minutes for the meeting held on October 25th, 2012 contingent upon minor grammatical and attendance changes to be made, was passed unanimously.

7. **PUBLIC COMMENT**

Mr. Schelly addressed and offered to provide language and solutions for front sand mound issues within the Township.

8. **ADJOURNMENT**

There being no further business to come before this committee the meeting of the Worcester Township Planning Commission was adjourned by Mr. Gordon Todd at 9:10 P.M.

WORCESTER TOWNSHIP
PLANNING COMMISSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
Thursday, November 29th, 2012 7:31 P.M.

CALL TO ORDER

The regularly scheduled meeting of the Planning Commission was called to order by Mr. Gordon Todd at 7:30 P.M.

ATTENDANCE

PRESENT:

Gordon Todd	Chairman
Pat Quigley	Vice Chairman
Chris David	Member
Anthony R. Sherr	Member
Tiffany M. Loomis	Township Zoning Officer
Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

ABSENT:

Doug Rotondo	Secretary
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GUESTS: Ms. Susan Caughlan: Board of Supervisors, Overhill Drive Resident

1. MANDRACCHIA SUBDIVISION LOCATED AT 3425 STUMP HALL RD IN THE R-175 ZONING DISTRICT:

- THE PLAN PROPOSES THE CREATION OF THREE (3) SINGLE-FAMILY LOTS FROM ONE PARCEL, WITH FRONTAGE ON THE EAST SIDE OF STUMP HALL ROAD, TOTALING APPROX. 10.73 ACRES OF LAND. TWO (2) OF THE LOTS ARE PROPOSED AS FLAG LOTS. PRELIMINARY APPROVAL RECOMMENDATION WAS MADE BY THE WORCESTER TOWNSHIP PLANNING COMMISSION ON FEBRUARY 20th, 2011 TO THE BOARD OF SUPERVISORS.
 - FINAL APPROVAL RECOMMENDATION CONSIDERATION TO THE BOARD OF SUPERVISORS – **REPRESENTED BY WOORDROW & ASSOCIATES: MR. ROBERT JORDAN**

RECOMMENDATION:

A motion made by Mr. Tony Scherr, seconded by Ms. Chris David for final approval recommendation to the Board of Supervisors conditioned and contingent upon language to show the conservation easement delineated on the plan has language to meet the corridor management plan requirements of Section 150-46.12 of the Worcester Township Zoning Code as acceptable by the Township Solicitor and Township Engineer, was passed unanimously.

2. **SIGN ORDINANCE AMENDMENT**

Mr. Gordon Todd gave a brief description and presentation of what was discussed with Mr. Gambone of the Gambone Group.

The Planning Commission discussed that their main issue is the sign located on the corner of Rte 363 & Rte 73 and how the size of the signage needs to be properly addressed.

Ms. Susan Caughlan suggested that there be a separate section for the SC & C zoning districts regarding the Sign Ordinance Amendment to address various concerns.

Discussion and questions ensued.

3. **PLANNING COMMISSION AGENDA FOR DECEMBER 13th, 2012 MEETING:**

- Signage Presentation by The Gambone Group
- Approval of Meeting Minutes
- Planning Commission Agenda for January 10th, 2013 Work Session Meeting
- 2013 Planning Commission Meeting Schedule

4. **APPROVAL OF MEETING MINUTES:**

A motion by Mr. Tony Sherr, seconded by Ms. Chris David for the approval of the minutes for the meeting held on November 8th, 2012, was passed unanimously.

4. **PUBLIC COMMENT**

None

5. **ADJOURNMENT**

There being no further business to come before this committee the meeting of the Worcester Township Planning Commission was adjourned by Mr. Gordon Todd at 8:51 P.M.

WORCESTER TOWNSHIP
PLANNING COMMISSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
Thursday, December 13th, 2012 7:31 P.M.

CALL TO ORDER

The regularly scheduled meeting of the Planning Commission was called to order by Mr. Gordon Todd at 7:32 P.M.

ATTENDANCE

PRESENT:

Gordon Todd	Chairman
Pat Quigley	Vice Chairman
Doug Rotondo	Secretary
Chris David	Member
Anthony R. Sherr	Member
Tiffany M. Loomis	Township Zoning Officer
Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

ABSENT:

None

GUESTS:

Mr. Arthur Bustard: Board of Supervisors, Bustard Road Resident
Ms. Susan Caughlan: Board of Supervisors, Overhill Drive Resident
Mr. Joseph Gambone: Gambone Development Company
Mr. Rick DeLello: Stony Creek Road Resident

1. SIGN ORDINANCE AMENDMENT

Mr. Gambone gave a presentation on handouts given to the Planning Commission regarding the kind of signage he would like to install at Center Point Village. He spoke of dimensions and went into detail regarding each handout/ architectural rendering.

Mr. Gordon Todd gave the current proposed dimensions regarding post/ pillar size.

Ms. Pat Quigley inquired about temporary placards. Discussion ensued regarding temporary signage (i.e. banners) and what kind of temporary signage needs to be available to accommodate the tenants.

Mr. Matthew Schelly handed out a signage packet to review demonstrating different types of signage styles.

Mr. Tony Sherr summarized that what is most concerning from the Planning Commission's perspective at this point is the setback from the ultimate right of way and height of sign.

Ms. Chris David is concerned with the overall scale.

Mr. Todd generally agrees with the concept shown and presentation given. Mr. Todd would like to take the rest of the year to think about what has been presented.

Mr. Schelly inquired how the signage will be angled.

Mr. Sherr requested clarification as to what specific areas will be affected. Mr. Todd clarified that SC & C zoning districts areas will be affected.

Mr. Todd is concerned with huge monument signage. Mr. Sherr thinks the rendering looks nice.

Mr. DeLello addressed branding and how signage can create this concept with proper aesthetics.

Discussion and questions ensued.

2. **APPROVAL OF MEETING MINUTES:**

A motion by Ms. Chris David, seconded by Mr. Tony Sherr for the approval of the minutes for the meeting held on November 29th, 2012, was passed unanimously.

3. **2013 PLANNING COMMISSION MEETING SCHEDULE:**

The Planning Commission will meet the 2nd and 4th Thursday of every calendar month except for November and December.

The joint meetings will be scheduled on a quarterly basis.

4. **PLANNING COMMISSION AGENDA FOR JANUARY 10th, 2013 MEETING:**

- Appointment of Officers
- Sign Ordinance Amendment
- Planning Commission Agenda for January 24th, 2013 Meeting

5. **PUBLIC COMMENT**

None

6. **ADJOURNMENT**

There being no further business to come before this committee the meeting of the Worcester Township Planning Commission was adjourned by Mr. Gordon Todd at 8:34 P.M.