WORCESTER TOWNSHIP BOARD OF SUPERVISORS WORK SESSION
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
WEDNESDAY, NOVMBER 16, 2016 – 6:00 PM

CALL TO ORDER by Chair Caughlan at 6:00 PM

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT:	SUSAN G. CAUGHLAN	[X]
	STEPHEN C. QUIGLEY	[X]
	ARTHUR C. BUSTARD	[X]

INFORMATIONAL ITEMS

- Tommy Ryan, Township Manager, announced that the Board of Supervisors had met in Executive Session on October 24 to discuss the following issues: a matter of real estate, in specific the consideration of an offer received to purchase property; a matter of real estate, in specific the consideration of a potential property purchase; and, a matter of litigation, in specific Mollick v. the Worcester Township Board of Supervisors and individual Board members, Montgomery County Court of Common Pleas socket number 15-13760. No decisions on these matters will be made at this evening's Business Meeting.

PUBLIC COMMENT

- Jim Mollick, Worcester, commented on the public comment period permitted at public meetings, underground storage tanks at the North Penn Army Reserve Base property, the Township's capital reserve fund for the possible acquisition of the North Penn Army Reserve Base, and deposits made to the Township's capital reserve fund for the possible acquisition of the North Penn Army Reserve Base.

- David Toddes, Worcester, commented on increased traffic volumes generated by future development in Center Point Village.

PRESENTATIONS

a) Center Point Village Zoning Ordinance – Brandon Rudd, Montgomery County Planning Commission, provided an overview of the development of the proposed Center Point Village Zoning Ordinance. Mr. Rudd commented on ordinance objectives.

Mr. Rudd commented on current and proposed uses, permitted housing types, and the utilization of transfer development rights. Mr. Rudd commented on the proposed density bonus, open space requirement, mixed-use provisions, and dimensional and design standards.

Mr. Rudd commented on parking requirements, driveway standards, pedestrian amenities, and outdoor storage and debris collection areas.

Mr. Rudd noted the proposed uses are permitted by conditional use approval of the Board of Supervisors.

Chair Caughlan commented on the conversion of existing homes. Mr. Rudd noted ordinance provisions that provide for pre-1940 structures to be converted to multi-family dwelling units. Mr. Rudd noted the ordinance language will be clarified so to confirm that subdivisions and land developments must comply with the ordinance.

Supervisor Bustard commented on permitting uses by conditional use approval or by right. Mr. Rudd stated the Planning Commission preferred permitting uses by conditional use approval, but he noted the Board may select either option.

Robert Hayes, Worcester, commented on the Montgomery County Planning Commission's role in developing the ordinance, the proposed development of the Palmer property, uses permitted by the ordinance, the Planning Commission's recommendation to the Board of Supervisors, and the Board of Supervisors consideration of the proposed ordinance.

Mr. Toddes, Worcester, commented on increased traffic volumes generated by future development in Center Point Village, walkability in the Village, Board of Supervisors consideration of the proposed ordinance, pedestrian connections to Heebner Park and neighboring developments, and mass transit alternatives. Supervisor Bustard commented on transportation planning set forth in the Worcester Township Act 209 Transportation Capital Improvement Plan.

Arlene Valtino, Worcester, commented on the public comment of Dr. Mollick.

Jim Phelan, Worcester, commented on walkability in the Village, commercial uses permitted by the ordinance, open spaces in the Village, and pedestrian connections to neighboring developments.

Ken David, Worcester, commented on the ordinance's gas station canopy and building footprint regulations, and the integration of residential and commercial uses.

Bob Andorn, Worcester, commented on the public comment period permitted at public meetings, uses permitted by the ordinance, and the subjectivity of conditions and criteria applicable to uses permitted by the ordinance.

Tom Curtis, Worcester, commented on traffic volumes in the Village, and traffic studies for future development in the Village.

Pam Cherry, Worcester, commented on existing parks in the Village area, traffic volumes in the Village, existing commercial development in the Village, and other commercial properties in the Village to be developed.

Chair Caughlan noted the Board of Supervisors would not vote on the ordinance at this evening's Business Meeting.

OTHER BUSINESS

- There was no other business discussed at this evening's Work Session.

ADJOURNMENT

There being no further business brought before the Board, Chair Caughlan adjourned the Work Session Meeting at 7:28 PM.

Respectfully Submitted:

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Tommy Ryan
Township Manager