

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

CALL TO ORDER

ATTENDANCE

1. PRESEVE @ WORCESTER:

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

2. KIBBLEHOUSE-ROTELLE SUBDIVISION:

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

3. GUARDINO SUBDIVISION:

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

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