

WORCESTER TOWNSHIP  
PLANNING COMMISSION WORK SESSION MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, WORCESTER, PA  
THURSDAY, JANUARY 12<sup>th</sup>, 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 26<sup>th</sup>, 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 26<sup>th</sup>, 2011 MEETING:**

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

5. **APPROVAL OF MINUTES FOR MEETING HELD ON DECEMBER 8<sup>th</sup>, 2012:**

Minutes were tabled due to a quorum not being present of Planning Commission members from the December 8<sup>th</sup>, 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.