

**WORCESTER TOWNSHIP PLANNING COMMISSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490
THURSDAY, MAY 24, 2018, 7:30 PM**

CALL TO ORDER by Chair Todd at 7:30 PM

ATTENDANCE

PRESENT: GORDON TODD [X]
 DOUG ROTONDO [X]
 MICHELLE GREENAWALT [X]
 MICHAEL HOLSONBACK [X]

1. April 26, 2018 Meeting Minutes – Chair Todd motioned to approve the April 26, 2018 Meeting Minutes, revised to read “farm lot, in specific that” (page 2), “conservation easement instead of a deed restriction” (page 2), and “farmhouse barn sited” (page 2), second by Mr. Rotondo. There was no public comment. By unanimous vote the motion was approved.

2. Sparango Construction (LD 2016-05) – Tommy Ryan, Township Manager, noted the Applicant had provided an extension to the 90-day review period. This application will be considered at a future Planning Commission meeting.

3. Meadowood – The Grove (LD 2018-02) – John Kolb, Engineer for the Applicant, provided an overview of a 53-unit development at Meadowood, Skippack Pike.

Mr. Kolb noted the Applicant is working to obtain an NPDES permit, and he stated the Applicant is agreeable to all conditions noted in the standing review letters.

Mr. Rotondo commented on the existing cemetery proximity to the proposed units. Mr. Kolb commented on proposed landscaping and visitor parking area.

Mr. Holsonback commented on the existing gardens.

Ms. Greenawalt commented on the Applicant’s efforts to work with the Owners of abutting properties.

Mr. Holsonback motioned to recommend the Board of Supervisors grant Final Plan Approval for Meadowood – The Grove, conditioned on the Applicant complying with all standing review letters, second by Mr. Holsonback. There was no public comment. By unanimous vote the motion was approved.

4. Center Point Village Ordinance – Mr. Ryan suggested the Planning Commission and Board of Supervisors schedule a Joint Meeting to discuss the proposed Center Point Village Ordinance. The Joint Meeting will be scheduled for 6:30pm on Wednesday, June 20 at Community Hall, 1031 Valley Forge Road.

Chair Todd commented on the proposed convenience store with fuel station use. Chair Todd noted he was not opposed to this use, but commented on the need for architectural controls appropriate for the Village.

Ms. Greenawalt commented on existing and future traffic volumes in the Village, and the traffic generated by the proposed pharmacy and convenience store with fuel station uses.

Chair Todd commented on restrictions relative to size and height of commercial buildings.

There was general discussion regarding the scale of commercial buildings and allowable residential density. The Members discussed the residential density included in the current ordinance, and the recent amendment to the *Center Point Vision Plan* that set forth a maximum residential density of 2.5 dwelling unit per acre.

Chair Todd commented on allowing residential development through the existing conservation subdivision regulations.

Mr. Ryan noted if the Township continues its consideration of the proposed ordinance, the development of Palmer property may proceed, and the resulting improvements may be less desirable than that now shown on the standing concept plan for this property. Mr. Ryan recommended the Members focus on the Palmer property at this time, and to try to reach consensus as to an acceptable plan of development, and after revisit the balance of the ordinance as needed.

5. grant application – Mr. Ryan provided an overview of a proposed grant application to the Commonwealth Finance Authority Greenways, Trails and Recreation Program, so to fund construction of a classroom building at Heebner Park. Mr. Ryan noted a letter from the Planning Commission is required to be submitted with the grant application, so to confirm the project does not conflict with the Worcester Township Comprehensive Plan.

Mr. Holsonback motioned to authorize the Chair to sign a letter confirming the Township's grant application to the Commonwealth Finance Authority Greenways, Trails and Recreation Program does not conflict with the Worcester Township Comprehensive Plan, second by Ms. Greenawalt. There was no public comment. By unanimous vote the motion was approved.

6. June 28 Planning Commission Meeting Agenda – At its June 28 meeting the Planning Commission may review the 2044 Berks Road subdivision (LD 2016-05), if a revised plan is received by the Township, or if a review period extension is not received, and the Planning Commission may review the Palmer subdivision (LD 2017-01), if a revised plan is received by the Township.

7. Other Business – There was no additional business discussed at this evening’s meeting.

PUBLIC COMMENT

- There was no public comment at this evening’s meeting.

ADJOURNMENT

There being no further business before the Planning Commission, Chair Todd adjourned the meeting at 8:35 PM.

Respectfully Submitted:

Tommy Ryan
Township Manager