

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS & PLANNING COMMISSION JOINT MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
WEDNESDAY, FEBRUARY 15, 2017 – 6:00 PM**

CALL TO ORDER by Chair Caughlan at 6:04 PM

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT:	SUSAN G. CAUGHLAN	[X]
	STEPHEN C. QUIGLEY	[X]
	ARTHUR C. BUSTARD	[X]
	GORDON TODD	[X]
	PATRICIA QUIGLEY	[X]
	CHRIS DAVID	[X]
	ANTHONY SHERR	[X]
	RICK DELELLO	[X]

INFORMATIONAL ITEMS

- Tommy Ryan, Township Manager, announced the Board of Supervisors met in Executive Session following the January 18 Business Meeting to discuss a personnel matter, in specific to conduct a performance evaluation of the Township Manager. No decision on this matter will be made at this evening’s Business Meeting. Mr. Ryan announced the Board of Supervisors met in Executive Session on February 6 to discuss a matter of litigation, in specific The Cutler Group v. Worcester Township, Montgomery County Court of Common Pleas docket #15-13769, now with the Commonwealth Court. No decision on this matter will be made at this evening’s Business Meeting. Mr. Ryan announced that following this evening’s Joint Meeting the Board of Supervisors will meet in Executive Session to discuss a personnel matter, in specific potential revisions to the terms of employment for certain Township employees, and a matter of potential litigation, regarding an application made to the Zoning Hearing Board.

PUBLIC COMMENT

- Karen Arena, Worcester, commented on stormwater issues at her property, expenses incurred to address stormwater issues at her property, and potential violations of the Township Code at a neighboring property.
- Jim Mollick, Worcester, commented on the Township’s inspection and permitting process, the process to demolish a structure, and the genesis of the Township’s grading ordinance.

- Vern Magolan, Worcester, commented on the stormwater issues at Ms. Arena's property.

OFFICIAL ACTION ITEMS

meeting minutes – Mr. Todd made a motion to approve the June 15, 2016 Joint Meeting Minutes. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

DISCUSSION

Center Point Village Zoning Ordinance – Mr. Todd commented on the desired Village atmosphere, and he noted Planning Commission attention had become too focused on ordinance details. Mr. Todd commented on the conversion of existing dwellings to other uses, and proposed residential density.

Chair Caughlan commented on the proposed ordinance as an overlay or as a base zoning district, and the extent to which current improvements are in compliance with the proposed ordinance. Mr. Todd commented on different zones in the proposed ordinance.

Ms. Quigley commented on ordinance objectives and the bubble plan, and requested Board direction regarding permitted residential density, scale of non-residential uses, and building and impervious coverages. Ms. Quigley noted the ordinance should provide allowances that are attractive to the current market.

Chair Caughlan commented on Vision Plan density, access to Valley Forge Road, and zoning at the Worcester Trade Center.

Ms. Quigley and Mr. Todd commented on the utilization of additional planning assistance.

Mr. Todd commented on proposed residential density and the density bonus calculation.

Mr. Sherr commented on the Vision Plan, and whether the Vision Plan is presently agreeable to the Township, or if the Vision Plan requires a revisit.

Chair Caughlan commented on bubble plan boundaries.

Mr. DeLello commented on ordinance development, and the utilization of additional planning assistance.

Supervisor Quigley commented on the development of the Palmer property, and reaching a consensus on acceptable uses at this location.

Supervisor Bustard commented on overall residential density, residential density at the Palmer property, walkability, and access to Valley Forge Road. Supervisor Bustard commented on the development of the Palmer property, and reaching a consensus on acceptable residential density at this location.

Chair Caughlan commented on gas station uses in the Village and throughout the Township.

Ms. Quigley commented on the development of the ordinance on a Village-wide basis.

Scott Ryan, Worcester, commented on ordinance open space requirements and density allowances.

Wini Hayes, Worcester, commented on the bubble plan, planning consultant perspectives, utilization of transfer development rights, the design of commercial improvements in the Village, and convenience store and gas station uses in the Village.

OTHER BUSINESS

- There was no other business discussed at this evening's Joint Meeting.

ADJOURNMENT

There being no further business, Chair Caughlan adjourned the Joint Meeting at 7:20 PM.

Respectfully Submitted:

Tommy Ryan
Township Manager