

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

CALL TO ORDER by Chair Caughlan at 6:06 PM

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT:	SUSAN G. CAUGHLAN	[X]
	STEPHEN C. QUIGLEY	[X]
	ARTHUR C. BUSTARD	[X]
	GORDON TODD	[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 February 15 Business Meeting to discuss a personnel matter, in specific potential revisions to the terms of employment provided to certain Township employees, and a matter of potential litigation, regarding an application made to the Zoning Hearing Board, in specific ZHB 17-01, Pergolese. Mr. Ryan stated a decision on the application to the Zoning Hearing Board is expected to 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 the following issues: a personnel matter, in specific potential revisions to the terms of employment provided to certain Township employees; a matter of litigation, regarding an application made to the Zoning Hearing Board, in specific ZHB 16-10, Horgan; a matter of potential litigation, regarding an application made to the Zoning Hearing Board, in specific ZHB 17-01, Pergolese; a matter of potential litigation, regarding an application made to the Zoning Hearing Board, in specific ZHB 17-03, County of Montgomery and Rothenberger; 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, docket number #15-13760. Mr. Ryan stated decisions on the three Zoning Hearing Board applications are expected to be made at this evening’s Business Meeting.

PUBLIC COMMENT

- Rob Hayes, Worcester, commented on the Center Point Village Vision Plan, and the proposed Center Point Village Zoning Ordinance's permitted residential density and allowance of a gas station use. Mr. Hayes commented on traffic generated by future development in Center Point Village, location of off-road parking areas, preservation of existing structures at the Palmer property, and walkability in the Village area.
- Heather Ford, Worcester, commented on sanitary sewer flows generated by future development in the Village area, and potential impact to the Township's wastewater treatment facilities.

OFFICIAL ACTION ITEMS

meeting minutes – Mr. Bustard made a motion to approve the February 15, 2017 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 – Chair Caughlan commented on the draft Request for Proposals (RFP) for professional planning services.

Mr. Ryan noted two recommended revisions provided by Ms. Quigley. Mr. Ryan will amend the RFP to include these revisions.

Chair Caughlan commented on revising the recommendations noted in the Center Point Village Vision Plan. Mr. Sherr requested the Board provide additional direction to the Planning Commission regarding the Vision Plan.

Supervisor Bustard commented on the development of the Vision Plan, noting the Plan includes input received from many Township officials and residents. Supervisor Bustard commented on the Vision Plan's broader perspective, and stated the Planning Commission can utilize the Vision Plan in its continued review and revision of the proposed ordinance. Mr. Quigley concurred, and commented on potential revisions to the proposed ordinance.

Mr. Todd commented on retaining and utilizing the current Vision Plan. Mr. Todd commented on the expansion of mixed-use preservation areas on the bubble plan.

Chair Caughlan commented on walkability, and pedestrian-oriented development in the Village area.

Mr. Sherr commented on the revision of the Vision Plan, and the issuance of the RFP.

Mr. DeLello commented on Planning Commission discussion as to the assessment of both the proposed ordinance and the current Code to the Vision Plan.

Mr. Todd commented on potential commercial development at the Palmer property.

The Members reviewed the recommendations listed in the Vision Plan. Consensus was to have the Planning Commission review recommendations 1, 4, 5 and 8 at its March 23 meeting, and to forward any revisions to the Board for action at the Board's April 19 Business Meeting. The Planning Commission will also review and make recommendations as to the bubble plan, and the Planning Commission will determine the extent to which the proposed ordinance creates non-conforming structures and uses.

Bob Andorn, Worcester, commented on Board direction to the Planning Commission and the allowance of certain uses in the Village.

Kim David, Worcester, commented on ordinance development, gas station use in the Village, and the draft RFP.

Ms. Ford commented on future development in the Village area, and the potential impact to area schools.

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 7:07 PM.

Respectfully Submitted:

Tommy Ryan
Township Manager