

**WORCESTER TOWNSHIP PLANNING COMMISSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490
THURSDAY, JANUARY 26, 2017, 7:30 PM**

CALL TO ORDER by Mr. Todd at 7:30 PM

ATTENDANCE

PRESENT:	GORDON TODD	[X]
	PAT QUIGLEY	[X]
	CHRIS DAVID	[X]
	DOUG ROTONDO	[X]
	TONY SHERR	[X]
	RICK DELELLO	[X]

1. Reorganization – Mr. Sherr motioned to appoint Gordon Todd as Chair, Pat Quigley as Vice Chair and Doug Rotondo as Secretary for 2017, second by Ms. David. There was no public comment. By unanimous vote the motion was approved.
2. Coughlin (LD 2016-07) – Kirk Clauss, Engineer for the Applicant, provided an overview of a proposed three-lot subdivision at 1631 Kriebel Mill Road. Mr. Clauss stated the Applicant will comply with all items noted in the Township Engineer’s December 20, 2016 review letter.

Mr. DeLello commented on the proposed driveway configuration, and Mr. Clauss noted the plan had been revised to denote a shared driveway for proposed Lot 2 and Lot 3, as was discussed at the previous Planning Commission meeting.

Mr. Nolan confirmed there were no outstanding issues to be addressed by the Planning Commission at this time.

Mr. Sherr motioned to recommend the Board of Supervisors grant Preliminary/Final Plan Approval to the Coughlin subdivision, conditioned on compliance with the December 20, 2016 CKS review letter, second by Mr. DeLello. There was no public comment. By unanimous vote the motion was approved.

3. Sparango Construction Co. (LD 2016-05) – The Applicant has extended the 90-day review period to May 17, 2017. This application will be considered at a future Planning Commission meeting.
4. Center Point Village Zoning Ordinance – Mr. Todd commented on the number of sub-districts. Brandon Rudd, Montgomery County Planning Commission, noted the ordinance

had initially included four sub-districts, which the Members later decided to consolidate to two sub-districts – CPV-1 and CPV-2.

Mr. Todd commented on land development standards for each sub-district.

Mr. Sherr noted several citation corrections. Mr. Rudd will provide the needed corrections.

Mr. Todd commented on opportunities to convert existing structures.

Mr. Sheer commented on the intent of the site layout requirement.

Mr. Todd commented on setbacks. Mr. Rudd noted there were no district-wide setbacks, but rather the setbacks are based on proposed uses and existing ordinance buffer requirements. Mr. Rudd stated he would add or amend the setbacks if the Members wanted to make this revision.

Mr. Todd commented on incorporating the Growing Greener Ordinance provisions into the proposed ordinance. Mr. Rudd stated he would add these provisions if the Members wanted to make this revision, and he asked the Members to let him know of the specific provisions to include.

Mr. DeLello commented on the Growing Greener Ordinance provisions, and whether these should be required or incentivized.

Ms. David commented on the utilization of Transfer Development Rights.

Ms. Quigley commented on the Growing Greener Ordinance provisions, and whether these allow the density desired in the Village. Mr. Rudd commented on density, and utilization of existing infrastructure in the Village.

Mr. Rudd commented on proposed building and impervious coverage limits. Mr. Rudd noted the lower coverage limits tend to increase the distances between structures and developments.

Ms. David commented on stormwater management. Mr. Rudd noted applicants would be required provide stormwater management in accordance with the Township Code.

There was general discussion regarding the allowance of parking areas between structures and Skippack Pike and Valley Forge Road. Mr. Rudd noted the ordinance had initially prohibited the location of parking areas at these locations, and stated the Members decided to amend the language to provide for design flexibility and to improve internal circulation.

Mr. Rudd commented on per building commercial square foot limits.

Mr. Todd commented on the proposed density bonus. Mr. Rudd provided an overview of how the proposed density bonus was developed, and commented on the densities permitted in neighboring zoning districts.

Ms. David commented on the permitted size of canopies over gas pump areas. There was general discussion on canopy size at existing gas stations, the use of smaller canopies that shelter the area immediately around individual gas pumps, and the possibility of new gas stations not requiring a canopy. There was general discussion on the number of gas pumps at new gas stations.

Ms. David commented on sign regulations, light regulations and the permitted hours of operation for certain commercial uses. There was discussion on these issues, and the requirements presently included the Township Code.

Mr. Todd commented on the minimum sidewalk length calculation for the density bonus.

Wini Hayes, Worcester, commented on the utilization of transfer development rights, the location of parking areas between the buildings and Skippack Pike and Valley Forge Road, light and noise concerns, the conditional use process and approval permissions, and the size of gas station canopies.

Joseph Grenko, Worcester, commented on the proposed gas station use.

Kim David, Worcester, commented on the permitted size of commercial buildings.

Stuart Land, Worcester, commented on the scope of the ordinance, the economic viability of development in the Village, and future traffic volumes.

Michelle Jackson-Greenawalt, Worcester, commented on development density and impacts to quality of life.

E. Van Rieker, Consultant for the owners of the Palmer property, commented on components of the previously-presented concept plan for this property, including proposed open spaces, and building and impervious coverages. Mr. Rieker commented on parking area buffers, streetscapes and the number of gas pumps at new gas stations.

Ms. Hayes, Worcester, commented on the interpretation of ordinance language. Tommy Ryan, Township Manager, noted that he, as Zoning Officer, interprets provisions of the Zoning Ordinance as needed.

5. Upcoming Meeting Agenda – The Planning Commission will meet on February 9 to discuss the proposed Center Point Village Zoning Ordinance. The Planning Commission and Board of Supervisors will hold a Joint Meeting on February 15 to discuss the proposed Center Point Village Zoning Ordinance. The Planning Commission will meet on February 23 to discuss the Sparango subdivision, if this is submitted to review, the proposed Center

Point Village Zoning Ordinance and bamboo ordinance, and other matters that warrant attention.

6. December 8, 2016 Meeting Minutes – Ms. Quigley motioned to approve the December 8, 2016 Meeting Minutes, amended to correct (1) page 2, “allowed by Township Code”, and (2) page 3, “matters that warrant attention”, second by Mr. DeLello. There was no public comment. By unanimous vote the motion was approved.

PUBLIC COMMENT

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

ADJOURNMENT

There being no further business before the Planning Commission, Mr. Todd adjourned the meeting at 9:40 PM.

Respectfully Submitted:

Tommy Ryan
Township Manager