

**WORCESTER TOWNSHIP PLANNING COMMISSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490
THURSDAY, JULY 27, 2017, 7:30 PM**

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

ATTENDANCE

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

1. June 22, 2017 Meeting Minutes – Mr. Sherr motioned to approve the June 22, 2017 Meeting Minutes, second by Ms. Quigley. There was no public comment. By unanimous vote the motion was approved.
2. Palmer (LD 2017-02) – Joe Nolan, Township Engineer, reviewed the items noted in his July 12 review letter.

Mr. Ryan noted the Applicant was seeking a subdivision plan only; the plan includes seven commercial lots and one residential lot, to be developed at a later date.

There was general discussion regarding the status of this application relative to the proposed Center Point Village Ordinance, in specific the extent to which the application would be required to comply with the ordinance upon the enactment of the ordinance.

Mr. Ryan noted the Applicant had provided an extension to the 90-day review period. This review period now expires on October 20, 2017.

Mr. Rotondo commented on commercial lot size, and on potential uses at these lots.

3. Center Point Village Zoning Ordinance Assessment – Mr. Ryan noted the Board of Supervisors had approved a contract with Urban Research and Development Company to conduct this study. Mr. Ryan noted URDC will include the potential “by right” development of the Palmer property in the study. Mr. Ryan noted URDC is scheduled to attend the August 24 Planning Commission meeting.
4. August 24 Planning Commission Meeting Agenda – At its August 24, 2017 meeting the Planning Commission will meet with URDC, and will review the Palmer subdivision (LD 2017-02), Rhoads 2 subdivision (LD 2017-03) and Rhoads 3 subdivision (LD 2017-04).

The Planning Commission may also review the Meadowood Grove development, if this application is received by the Township.

5. Other Business – There was no other business discussed at this evening’s Business Meeting.

PUBLIC COMMENT

- Michelle Greenawalt, Worcester, commented on the LPD Zoning District, AGR Zoning District and Growing Greener requirements.

ADJOURNMENT

There being no further business before the Planning Commission, Mr. Todd adjourned the meeting at 8:06 PM.

Respectfully Submitted:

Tommy Ryan
Township Manager