

**WORCESTER TOWNSHIP PLANNING COMMISSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490
THURSDAY, AUGUST 24, 2017, 7:30 PM**

CALL TO ORDER by Mr. Todd at 7:31 PM

ATTENDANCE

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

1. July 27, 2017 Meeting Minutes – Mr. Rotondo motioned to approve the July 27, 2017 Meeting Minutes, amended to correct the time of adjournment to 8:06 PM, second by Ms. Quigley. There was no public comment. By unanimous vote the motion was approved.
2. Rhoads 2 (LD 2017-03) – Jeff Grosstephan, Engineer for the Applicant, provided an overview of a proposed two-lot subdivision on Berks Road. Mr. Grosstephan stated the Applicant will comply with all comments in the CKS review letter dated July 28, 2017.

Mr. Grosstephan noted the requested waivers.

Mr. DeLello commented on lot sizes, and Mr. Grosstephan confirmed the lot sizes.

Mr. Todd commented on a shared driveway, and Joe Nolan, Township Engineer, addressed this issue.

Mr. Nolan confirmed a grading and stormwater management plan will be submitted at the time of building permit application.

Ms. Quigley commented on required street trees, and Mr. Grosstephan confirmed the Applicant will provide required street trees.

Mr. Todd commented on perimeter buffers.

There was general discussion regarding the requested waiver of sidewalks. The consensus of the Planning Commission was to recommend the Board of Supervisors to defer the requirement to install sidewalks until such time as the Township directs the property owner to install.

Mr. Rotondo motioned to recommend the Board of Supervisors approve the Rhoads 2 subdivision as presented, and conditioned upon the Applicant's compliance with the most recent review letters, and further conditioned on the deferral of sidewalk installation until such time as the Board of Supervisors requires that sidewalks be installed, second by Ms. David. There was no public comment. By unanimous vote the motion was approved.

3. Rhoads 3 (LD 2017-04) – Jeff Grosstephan, Engineer for the Applicant, provided an overview of a proposed two-lot subdivision on Berks Road. Mr. Grosstephan stated the Applicant will comply with all comments in the CKS review letter dated July 28, 2017.

Mr. Grosstephan noted the requested waivers.

Mr. Rotondo motioned to recommend the Board of Supervisors approve the Rhoads 3 subdivision as presented, and conditioned upon the Applicant's compliance with the most recent review letters, and further conditioned on the deferral of sidewalk installation until such time as the Board of Supervisors requires that sidewalks be installed, second by Ms. David. There was no public comment. By unanimous vote the motion was approved.

4. Meadowood (LD 2017-05) – Tim Woodrow, Engineer for the Applicant, provided an overview of the retirement community's master plan, recent project approvals and current improvement projects.

Mr. Woodrow provided an overview of a proposed 52-unit development on the north side of the property. Mr. Woodrow presented building elevations, and he commented on the building height, which will require a variance from the Zoning Hearing Board.

Jim Faber, Landscape Architect for the Applicant, commented on the proposed entry feature, hardscape areas, and stormwater management system.

Ms. Quigley commented on basin capacity. Mr. Woodrow noted the applicable drainage areas.

Mr. Faber commented on proposed landscaping.

Mr. Woodrow noted the requested waivers, and outstanding the outstanding items in the Township Engineer's review letter to be addressed by the Applicant. Mr. Woodrow noted the Applicant will meet with the Township Fire Marshal to review emergency vehicle access.

Mr. DeLello commented on building height calculations and the proposed ground-level dwelling unit.

Mr. Todd commented on parking location and pedestrian connectivity.

Mr. Woodrow noted the Applicant will work to revise the plan, and will resubmit the plan for review at a future Planning Commission meeting.

5. September 28 Planning Commission Meeting Agenda – At its September 28, 2017 meeting the Planning Commission will discuss the Center Point Village Zoning Ordinance Assessment, review the Adesso (LD 2017-06) and Himsworth (LD 2017-07) subdivisions, and review the Fairview Village Church of the Nazarene (LD 2017-08) land development. The Planning Commission may also review the Meadowood - Grove (LD 2017-05) land development, if this revised plan is received by the Township.
6. Other Business – There was no other business discussed at this evening’s Business Meeting.

PUBLIC COMMENT

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

ADJOURNMENT

There being no further business before the Planning Commission, Mr. Todd adjourned the meeting at 8:29 PM.

Respectfully Submitted:

Tommy Ryan
Township Manager