

**WORCESTER TOWNSHIP PLANNING COMMISSION MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490  
THURSDAY, JUNE 28, 2018, 7:30 PM**

**CALL TO ORDER** by Chair Todd at 7:30 PM

**ATTENDANCE**

PRESENT:	GORDON TODD	[X]
	ANTHONY SHERR	[X]
	DOUG ROTONDO	[X]
	MICHELLE GREENAWALT	[X]
	MICHAEL HOLSONBACK	[X]

1. May 24, 2018 Meeting Minutes – Chair Todd motioned to approve the May 24, 2018 Meeting Minutes. There was no public comment. By unanimous vote the motion was approved.
2. Center Point Village Ordinance – Mr. Sherr commented on the current concept plan not matching the Center Point Village Ordinance.

Ms. Greenawalt commented on the consequences of not coming to an agreement on an acceptable plan.

Ms. Greenawalt commented on existing and future traffic volumes in the Village, and the traffic generated by the proposed pharmacy and convenience store with fuel station uses.

Chair Todd commented on the density and the aesthetics of the proposed buildings.

Chair Todd and Mr. Sherr commented on the definition of the proposed homes.

Ms. Greenawalt answered a public comment from Joseph Grenko, Worcester, about the density of the housing being too high.

Chair Todd commented on not requiring design standards for the proposed residential units but should require design standards for the proposed commercial units.

Mr. Sherr commented on the need for design standards to be in the Center Point Village Ordinance.

Chair Todd commented on restricting the proposed homes to singles and twins.

Mr. Sherr commented the Planning Commission's consensus for revisions necessary for the ordinance. It was agreed amongst the Planning Commission that the ordinance as lacking design standards, definitions for the variety of proposed homes, and language giving guidance towards walkability of the village.

Chair Todd added that the ordinance needs a general "clean up" and also recommended adding the retention of the Growing Greener regulations for the proposed residential lots.

Mr. Grenko inquired about the property keeping the barn and other buildings of historic significance. Mr. Holsonback agreed the property should keep the existing barn and dwelling. Mr. Rotondo added the root cellar be added to the recommended existing buildings to be kept.

There was general discussion regarding what the concept plan was lacking and what improvements should be made.

Mr. Sherr also commented the Planning Commission's agreed decision that the Palmer concept plan was generally acceptable with minor to modest revisions. Those revisions being: lessen the proposed housing density to no more than 50 homes; restrict the proposed homes to singles and twins; restrict fuel stations to locating their fuel pumps to the side or rear of the building; restrict parking areas of commercial properties to the rear of the building; and, require the Palmer tract to keep the existing barn, dwelling and root cellar.

Chair Todd recommended the architectural restrictions and proposed trail system on the concept plan be handled during the land development process.

There was general discussion regarding the scale of commercial buildings and allowable residential density. The Members discussed the residential density included in the current ordinance, and the recent amendment to the *Center Point Vision Plan* that set forth a maximum residential density of 2.5 dwelling units per acre.

Chair Todd commented on allowing residential development through the existing conservation subdivision regulations.

3. Ordinance 2018-278 – Ms. Greenawalt motioned to recommend the ordinance to amend Township stormwater management regulations, second by Mr. Rotondo. There was no public comment. By unanimous vote the motion was approved.
4. July 26 Planning Commission Meeting Agenda – At its July 26 meeting the Planning Commission may review the 2044 Berks Road subdivision (LD 2016-05), if a revised plan is received by the Township, or if a review period extension is not received. The Planning Commission may review the Palmer subdivision (LD 2017-01), if a revised plan is received by the Township, and the Planning Commission will review the Gambone – Conestoga Lane subdivision (LD 2018-03).
5. Other Business – There was no additional business discussed at this evening's meeting.

**PUBLIC COMMENT**

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

**ADJOURNMENT**

There being no further business before the Planning Commission, Chair Todd adjourned the meeting at 8:50 PM.

Respectfully Submitted:

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Andrew Raquet  
Assistant Zoning Officer