

AGENDA
WORCESTER TOWNSHIP PLANNING COMMISSION
RE-ORGANIZATION/ WORK SESSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA 19490
THURSDAY, JANUARY 13th, 2011 7:30 P.M.

CALL TO ORDER

ATTENDANCE

1. **APPOINTMENT OF PLANNING COMMISSION POSITIONS:**
 - CHAIRMAN OF THE PLANNING COMMISSION
 - VICE CHAIRMAN OF THE PLANNING COMMISSION
 - SECRETARY
 - MEMBER(S)

2. **APPROVAL OF MEETING MINUTES:**
 - OCTOBER 28th, 2010
 - NOVEMBER 11th, 2010

3. **APPROVAL OF 2011 MEETING SCHEDULE:**
 - WORK SESSION MEETINGS
 - OFFICIAL MEETINGS
 - JOINT MEETINGS HELD WITH BOARD OF SUPERVISORS

4. **PLANNING COMMISSION AGENDA FOR NEXT MEETING HELD ON JANUARY 27th, 2011:**
 - DISCUSSION

5. **RHOADS SUBDIVISION:**
 - FINAL APPROVAL CONSIDERATION
 - THE PROPERTY IS IN THE LAND PRESERVATION ZONING DISTRICT LOCATED AT 2062 WEBER RD & 2119 BERKS RD. THE PROPOSED PLAN CONSISTS OF THE CREATION OF ONE SINGLE FAMILY FLAG LOT (LOT #3) FROM 2 PARCELS TOTALING APPROXIMATELY 25.9 (+/-) ACRES. AN EXISTING DWELLING AND ACCESSORY STRUCTURES ARE LOCATED ON LOT #1. THE EXISTING DWELLING WILL CONTINUE TO ACCESS WEBER RD. THE PROPOSED LOT WILL TAKE ACCESS VIA A PROPOSED ACCESS EASEMENT OVER LOT #2 AND WILL ACCESS BERKS RD.

6. **ZONING AMENDMENT DISCUSSION:**
 - SIGNAGE

7. **PUBLIC COMMENT**

8. **ADJOURNMENT**

AGENDA
WORCESTER TOWNSHIP PLANNING COMMISSION
MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA 19490
THURSDAY, JANUARY 27th, 2011 7:30 P.M.

CALL TO ORDER

ATTENDANCE

1. APPROVAL OF MEETING MINUTES:

- JANUARY 13th, 2011

2. MANDRACCHIA SUBDIVISION:

- PRELIMINARY PLAN APPROVAL CONSIDERATION
 - THE SUBDIVISION IS LOCATED ADJACENT TO 3425 STUMP HALL RD AND CONSISTS OF THE CREATION OF 3 NEW SINGLE-FAMILY LOTS FROM ONE PARCEL, WITH FRONTAGE ON THE EAST SIDE OF STUMP HALL RD, TOTALING APPROXIMATELY 10.73 ACRES OF LAND, LOCATED IN THE R-175 DISTRICT. TWO OF THE LOTS ARE PROPOSED FLAG LOTS.

3. PLANNING COMMISSION AGENDA FOR NEXT JOINT MEETING WITH THE BOARD OF SUPERVISORS HELD ON FEBRUARY 7th, 2011:

- DISCUSSION

4. PLANNING COMMISSION AGENDA FOR NEXT MEETING HELD ON FEBRUARY 10th, 2011:

- DISCUSSION

5. ZONING AMENDMENT DISCUSSION:

- SIGNAGE

6. VILLAGE PLANNING:

- DISCUSSION

7. PUBLIC COMMENT

8. ADJOURNMENT

AGENDA
WORCESTER TOWNSHIP BOARD OF SUPERVISORS & PLANNING COMMISSION
JOINT MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA 19490
MONDAY, FEBRUARY 7th, 2011 8:00 A.M.

CALL TO ORDER

ATTENDANCE

1. **APPROVAL OF MEETING MINUTES:**
 - OCTOBER 4th, 2010 – JOINT MEETING MINUTES

2. **VILLAGE PLANNING:**
 - CEDARS VILLAGE PLANNING PRESENTATION
 - FAIRVIEW VILLAGE - DISCUSSION & TIME LINE PLANNING REGARDING FUTURE WORKSHOPS TO BE HELD

3. **ZONING AMENDMENT DISCUSSION:**
 - SIGNAGE
 - HOME OCCUPATION

4. **PUBLIC COMMENT**

5. **ADJOURNMENT**

AGENDA
WORCESTER TOWNSHIP PLANNING COMMISSION
WORK SESSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA 19490
THURSDAY, FEBRUARY 10th, 2011 7:30 P.M.

CALL TO ORDER

ATTENDANCE

1. **APPROVAL OF MEETING MINUTES:**
 - JANUARY 27th, 2011

2. **MANDRACCHIA SUBDIVISION:**
 - PRELIMINARY PLAN APPROVAL CONSIDERATION
 - THE SUBDIVISION IS LOCATED ADJACENT TO 3425 STUMP HALL RD AND CONSISTS OF THE CREATION OF 3 NEW SINGLE-FAMILY LOTS FROM ONE PARCEL, WITH FRONTAGE ON THE EAST SIDE OF STUMP HALL RD, TOTALING APPROXIMATELY 10.73 ACRES OF LAND, LOCATED IN THE R-175 DISTRICT. TWO OF THE LOTS ARE PROPOSED FLAG LOTS.

3. **PLANNING COMMISSION AGENDA FOR NEXT MEETING HELD ON FEBRUARY 24th, 2011:**
 - DISCUSSION

4. **ZONING AMENDMENT DISCUSSION:**
 - SIGNAGE
 - HOME OCCUPATION

5. **VILLAGE PLANNING:**
 - CEDARS VILLAGE PLANNING DISCUSSION
 - FAIRVIEW VILLAGE - DISCUSSION & TIME LINE PLANNING REGARDING FUTURE WORKSHOPS TO BE HELD

6. **PUBLIC COMMENT**

7. **ADJOURNMENT**

AGENDA
WORCESTER TOWNSHIP PLANNING COMMISSION
MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA 19490
THURSDAY, FEBRUARY 24th, 2011 7:30 P.M.

CALL TO ORDER

ATTENDANCE

1. **APPROVAL OF MEETING MINUTES:**
 - FEBRUARY 10th, 2011

2. **JAJOPE SUBDIVISION:**
 - FINAL PLAN APPROVAL CONSIDERATION
 - THE SUBDIVISION CONSISTS OF THE CREATION OF FOUR (4) SINGLE FAMILY LOTS ON APPROXIMATELY 10.2 ACRES (+/-) OF LAND AND IS LOCATED IN THE AGR – AGRICULTURAL ZONING DISTRICT. AN EXISTING DWELLING AND ACCESSORY BUILDING ARE NOTED AS TO BE REMOVED. THE PLAN PROPOSES PUBLIC WATER AND PUBLIC SANITARY SEWER. THE TRACT IS BOUNDED BY NORTH WALES ROAD TO THE EAST AND MORRIS ROAD TO THE NORTH. THE PLAN PROPOSES A 354 LINEAR FOOT CUL-DE-SAC OFF OF MORRIS ROAD TO SERVICE ALL LOTS. THIS PLAN RECEIVED PRELIMINARY APPROVAL FROM THE BOARD OF SUPERVISORS ON FEBRUARY 5, 2007.

3. **PLANNING COMMISSION AGENDA FOR NEXT MEETING HELD ON MARCH 10th, 2011:**
 - DISCUSSION

4. **ZONING AMENDMENT DISCUSSION:**
 - SIGNAGE
 - HOME OCCUPATION

5. **VILLAGE PLANNING:**
 - CEDARS VILLAGE PLANNING DISCUSSION
 - FAIRVIEW VILLAGE - DISCUSSION & TIME LINE PLANNING REGARDING FUTURE WORKSHOPS TO BE HELD

6. **PUBLIC COMMENT**

7. **ADJOURNMENT**

AGENDA
WORCESTER TOWNSHIP PLANNING COMMISSION
WORK SESSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA 19490
THURSDAY, MARCH 10th, 2011 7:30 P.M.

CALL TO ORDER

ATTENDANCE

1. **ZONING AMENDMENT DISCUSSION:**
 - SIGNAGE WORKSHOP TO DISCUSS SIGNAGE NEEDS OF SHOPPING CENTER AND COMMERCIAL ZONING DISTRICTS

2. **APPROVAL OF MEETING MINUTES:**
 - FEBRUARY 24th, 2011

3. **PUBLIC COMMENT**

4. **ADJOURNMENT**

AGENDA
WORCESTER TOWNSHIP PLANNING COMMISSION
MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA 19490
THURSDAY, MARCH 24th, 2011 7:30 P.M.

CALL TO ORDER

ATTENDANCE

1. **NORTH GRANGE, LLC/ TERRA LANDSCAPING/ 3481 GERMANTOWN PK LAND DEVELOPMENT PLAN LOCATED 3481 GERMANTOWN PK:**
 - **PRELIMINARY PLAN APPROVAL CONSIDERATION**
 - THE SITE IS LOCATED AT THE NORTHEASTERLY CORNER OF GERMANTOWN PIKE AND NORTH GRANGE AVENUE AND IS LOCATED BOTH IN WORCESTER TOWNSHIP AND LOWER PROVIDENCE TOWNSHIP. A PORTION OF THE TRACT IS LOCATED IN WORCESTER TOWNSHIP'S "AGR" AGRICULTURAL ZONING DISTRICT. THE PLAN CONSISTS OF A GARDEN/ SUPPLY BUILDING AND ASSOCIATED PARKING AREAS ON APPROXIMATELY 2.9 ACRES OF LAND. THE PLAN PROPOSES SERVICE BY A PUBLIC WATER SYSTEM AND SEWER SYSTEM. THE SITE CURRENTLY HAS AN EXISTING STRUCTURE THAT IS PROPOSED TO REMAIN.

2. **APPROVAL OF MEETING MINUTES:**
 - MARCH 10th, 2011

3. **ZONING AMENDMENT DISCUSSION:**
 - SIGNAGE

4. **VILLAGE PLANNING:**
 - CEDARS VILLAGE PLANNING
 - DISCUSSION
 - FAIRVIEW VILLAGE
 - DISCUSSION & TIME LINE PLANNING REGARDING FUTURE WORKSHOPS TO BE HELD

5. **PUBLIC COMMENT**

6. **ADJOURNMENT**

AGENDA
WORCESTER TOWNSHIP PLANNING COMMISSION
WORK SESSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA 19490
THURSDAY, APRIL 14th, 2011 7:30 P.M.

CALL TO ORDER

ATTENDANCE

1. **MEADOWOOD MASTER SKETCH PLAN:**
 - MARKETING PLAN PRESENTATION

2. **2106 BERKS RD SKETCH PLAN:**
 - PRESENTATION – 4 LOT SUBDIVISION

3. **APPROVAL OF MEETING MINUTES:**
 - MARCH 24th, 2011

4. **PLANNING COMMISSION AGENDA FOR NEXT MEETING HELD ON APRIL 28th, 2011:**
 - DISCUSSION

5. **PLANNING COMMISSION AGENDA FOR JOINT MEETING HELD WITH THE BOARD OF SUPERVISORS ON MAY 2nd, 2011:**
 - DISCUSSION

6. **ZONING AMENDMENT DISCUSSION:**
 - SIGNAGE

7. **VILLAGE PLANNING:**
 - CEDARS VILLAGE PLANNING
 - DISCUSSION
 - FAIRVIEW VILLAGE
 - DISCUSSION

8. **PUBLIC COMMENT**

9. **ADJOURNMENT**

AGENDA
WORCESTER TOWNSHIP PLANNING COMMISSION
MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA 19490
THURSDAY, APRIL 28th, 2011 7:30 P.M.

CALL TO ORDER

ATTENDANCE

1. **APPROVAL OF MEETING MINUTES:**
 - APRIL 14th, 2011

2. **ZONING AMENDMENT DISCUSSION:**
 - SIGNAGE

3. **VILLAGE PLANNING:**
 - FAIRVIEW VILLAGE
 - DISCUSSION
 - CEDARS VILLAGE
 - DISCUSSION

4. **PLANNING COMMISSION AGENDA FOR NEXT MEETING HELD ON MAY 12th, 2011:**
 - DISCUSSION

5. **PUBLIC COMMENT**

6. **ADJOURNMENT**

AGENDA
WORCESTER TOWNSHIP BOARD OF SUPERVISORS & PLANNING COMMISSION
JOINT MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA 19490
MONDAY, MAY 2nd, 2011 8:00 A.M.

CALL TO ORDER

ATTENDANCE

1. **APPROVAL OF MEETING MINUTES:**
 - FEBRUARY 7th, 2011 – JOINT MEETING MINUTES

2. **VILLAGE PLANNING:**
 - CEDARS VILLAGE PLANNING PRESENTATION
 - FAIRVIEW VILLAGE PRESENTATION

3. **ZONING AMENDMENT PRESENTATION:**
 - SIGNAGE

4. **PUBLIC COMMENT**

5. **ADJOURNMENT**

AGENDA
WORCESTER TOWNSHIP PLANNING COMMISSION
MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA 19490
THURSDAY, MAY 12th, 2011 7:30 P.M.

CALL TO ORDER

ATTENDANCE

1. **APPROVAL OF MEETING MINUTES:**
 - APRIL 28th, 2011

2. **ZONING AMENDMENT DISCUSSION:**
 - SIGNAGE

3. **VILLAGE PLANNING:**
 - FAIRVIEW VILLAGE
 - DISCUSSION
 - CEDARS VILLAGE
 - DISCUSSION

4. **MONTGOMERY COUNTY PLANNING COMMISSION**
 - CONTRACT RENEWAL DISCUSSION

5. **PLANNING COMMISSION AGENDA FOR NEXT MEETING HELD ON MAY 26th, 2011:**
 - DISCUSSION

6. **PUBLIC COMMENT**

7. **ADJOURNMENT**

AGENDA
WORCESTER TOWNSHIP PLANNING COMMISSION
WORK SESSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA 19490
THURSDAY, JUNE 9th, 2011 7:30 P.M.

CALL TO ORDER

ATTENDANCE

1. **2993 ARTMAR RD:**
 - THE PROPERTY CONTAINS A SINGLE FAMILY DWELLING AND AN EXISTING NON-CONFORMING OFFICE AS A SEPARATE ACCESSORY STRUCTURE. THE PROPERTY OWNER IS INTERESTED IN CONVERTING THE OFFICE TO AN IN-LAW SUITE AND SHALL BE PRESENTING SUCH.

2. **APPROVAL OF MEETING MINUTES:**
 - MAY 12th, 2011

3. **ZONING AMENDMENT DISCUSSION:**
 - SIGNAGE

4. **VILLAGE PLANNING:**
 - FAIRVIEW VILLAGE
 - DISCUSSION
 - CEDARS VILLAGE
 - DISCUSSION

5. **PUBLIC COMMENT**

6. **ADJOURNMENT**

AGENDA
WORCESTER TOWNSHIP PLANNING COMMISSION
MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA 19490
THURSDAY, JUNE 23rd, 2011 7:30 P.M.

CALL TO ORDER

ATTENDANCE

1. **TRINITY LUTHERAN CHURCH LOCATED AT 1190 VALLEY FORGE RD:**
 - DISCUSSION OF POSSIBLE ADDITION

2. **APPROVAL OF MEETING MINUTES:**
 - JUNE 9th, 2011

3. **PLANNING COMMISSION AGENDA FOR NEXT MEETING HELD ON JULY 14th, 2011:**
 - DISCUSSION

4. **ZHB APPLICATION #11-06 LOCATED AT 2051 & 2101 BERKS RD – ZONED “LPD”:**
 - DISCUSSION OF RELIEF REQUESTED FROM A PLANNING PERSPECTIVE
 - VARIANCE FROM SECTION 150-15(A) TO PERMIT A STABLE TO BE ERRECTED THAT MEASURES 20’ IN HEIGHT (15’ IS THE MAXIMUM HEIGHT ALLOWED FOR ACCESSORY STRUCTURES).
 - VARIANCE FROM SECTION 150-177(B) (5) TO PERMIT A PRIVATE STABLE ON LESS THAN 5 ACRES.
 - VARIANCE FROM 150-177(B) (5) TO PERMIT A PRIVATE STABLE WITHIN 150’ OF A PROPRETY LINE.
 - VARIANCE FROM 150-192(B) TO PERMIT A CORRAL TO BE LOCATED LESS THAN 75’ FROM A PROPERTY LINE.

 - AND/ OR**
 - SUCH OTHER RELIEF; INCLUDING BUT NOT LIMITED TO INTERPRETATIONS, AS THE BOARD MAY DEEM NECESSARY OR APPROPRIATE.

5. **MONTGOMERY COUNTY PLANNING COMMISSION**
 - CONTRACT RENEWAL DISCUSSION

6. **ZONING AMENDMENT DISCUSSION:**
 - SIGNAGE

7. **VILLAGE PLANNING:**
 - FAIRVIEW VILLAGE
 - DISCUSSION
 - CEDARS VILLAGE
 - DISCUSSION

8. **PUBLIC COMMENT**

9. **ADJOURNMENT**

AGENDA
WORCESTER TOWNSHIP PLANNING COMMISSION
WORK SESSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA 19490
THURSDAY, JULY 14th, 2011 7:30 P.M.

CALL TO ORDER

ATTENDANCE

1. **ZONING AMENDMENT DISCUSSION:**
 - SIGNAGE

2. **VILLAGE PLANNING DISCUSSION:**
 - FAIRVIEW VILLAGE

3. **APPROVAL OF MEETING MINUTES:**
 - JUNE 23rd, 2011

4. **PLANNING COMMISSION AGENDA FOR NEXT MEETING HELD ON JULY 28th, 2011:**
 - DISCUSSION

5. **PUBLIC COMMENT**

6. **ADJOURNMENT**

AGENDA
WORCESTER TOWNSHIP PLANNING COMMISSION
MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA 19490
THURSDAY, JULY 28th, 2011 7:30 P.M.

CALL TO ORDER

ATTENDANCE

1. **DEPHILLIPPO LAND DEVELOPMENT PLAN:**
 - PRELIMINARY/ FINAL PLAN APPROVAL CONSIDERATION FOR RECOMMENDATION TO THE BOARD OF SUPERVISORS
 - THIS LAND DEVELOPMENT PLAN PROPOSES THE CONSTRUCTION OF A 12' FEET X 20' FEET "TEMPORARY ENCLOSURE" ON THE SUBJECT PROPERTY. THIS LAND DEVELOPMENT PLAN IS BEING SUBMITTED IN ORDER TO COMPLY WITH THE ZONING HEARING BOARD DECISION (99-3) DATED JUNE 22, 1999, REGARDING THE SUBJECT PROPERTY AND THE USES OF THE PROPERTY.

2. **ZONING AMENDMENT DISCUSSION & RECOMMENDATIONS:**
 - SIGNAGE

3. **VILLAGE PLANNING DISCUSSION:**
 - FAIRVIEW VILLAGE

4. **APPROVAL OF MEETING MINUTES:**
 - JULY 14th, 2011

5. **PLANNING COMMISSION AGENDA FOR NEXT JOINT MEETING HELD WITH THE BOARD OF SUPERVISORS ON AUGUST 1st, 2011:**
 - DISCUSSION

6. **PLANNING COMMISSION AGENDA FOR NEXT MEETING HELD ON AUGUST 11th, 2011:**
 - DISCUSSION

7. **PUBLIC COMMENT**

8. **ADJOURNMENT**

AGENDA
WORCESTER TOWNSHIP BOARD OF SUPERVISORS & PLANNING COMMISSION
JOINT MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA 19490
MONDAY, AUGUST 1st, 2011 8:00 A.M.

CALL TO ORDER

ATTENDANCE

1. **APPROVAL OF JOINT MEETING MINUTES:**
 - FEBRUARY 7th, 2011

2. **ZONING AMENDMENT PRESENTATION:**
 - SIGNAGE

3. **VILLAGE PLANNING**

4. **PUBLIC COMMENT**

5. **ADJOURNMENT**

AGENDA
WORCESTER TOWNSHIP PLANNING COMMISSION
WORK SESSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA 19490
THURSDAY, AUGUST 11th, 2011 **7:30 P.M.**

CALL TO ORDER

ATTENDANCE

1. **VILLAGE PLANNING DISCUSSION:**
 - 3205 & 3207 GERMANTOWN PK
 - FAIRVIEW VILLAGE

2. **ZONING AMENDMENT DISCUSSION & RECOMMENDATIONS:**
 - SIGNAGE

3. **APPROVAL OF MEETING MINUTES:**
 - JULY 28th, 2011

4. **PLANNING COMMISSION AGENDA FOR NEXT MEETING HELD ON AUGUST 25th, 2011:**
 - DISCUSSION

5. **PUBLIC COMMENT**

6. **ADJOURNMENT**

AGENDA
WORCESTER TOWNSHIP PLANNING COMMISSION
WORK SESSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA 19490
THURSDAY, SEPTEMBER 8th, 2011 7:30 P.M.

CALL TO ORDER

ATTENDANCE

1. MORRIS ROAD INVESTORS, LP:

- PROPOSED PRELIMINARY/ FINAL LAND DEVELOPMENT PLAN FOR CONSIDERATION OF APPROVAL RECOMMENDATION
 - THE PROPERTY IS LOCATED AT 2750 MORRIS RD IN WORCESTER TOWNSHIP IN THE "LIMITED INDUSTRIAL" ZONING DISTRICT. THE LAND DEVELOPMENT PLAN PROPOSES THE CONSTRUCTION OF ADDITIONAL LOADING DOCKS AND A PARKING LOT EXPANSION AT THE EXISTING FACILITY ON THE PROJECT SITE. THE PLAN ALSO INCLUDES A LETTER INDICATING THAT THE APPLICANT WILL NOT BE INSTALLING THE IMPROVEMENTS SHOWN ON THIS PLAN AT THIS TIME, BUT WOULD LIKE TO OBTAIN APPROVALS FOR ALL OF THE IMPROVEMENTS IN ORDER TO ASSIST IN THE MARKETING OF THE PROPERTY AND OBTAINING A TENANT FOR THE BUILDING.

2. ZONING AMENDMENT DISCUSSION & FINAL RECOMMENDATIONS:

- SIGNAGE

3. VILLAGE PLANNING DISCUSSION:

- CEDARS VILLAGE
- FAIRVIEW VILLAGE

4. APPROVAL OF MEETING MINUTES:

- JULY 28th, 2011
- AUGUST 11th, 2011

****PLEASE NOTE THE MEETING SCHEDULED FOR AUGUST 25th, 2011 WAS CANCELLED****

5. PLANNING COMMISSION AGENDA FOR SEPTEMBER 22nd, 2011 MEETING:

- DISCUSSION
- TRANSFERABLE DEVELOPMENT RIGHT'S ORDINANCE

6. PUBLIC COMMENT

7. ADJOURNMENT

AGENDA
WORCESTER TOWNSHIP PLANNING COMMISSION
MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA 19490
THURSDAY, SEPTEMBER 22nd, 2011 7:30 P.M.

CALL TO ORDER

ATTENDANCE

1. **DEPHILLIPPO LAND DEVELOPMENT PLAN:**
 - PRELIMINARY/ FINAL PLAN APPROVAL CONSIDERATION FOR RECOMMENDATION TO THE BOARD OF SUPERVISORS
 - THIS LAND DEVELOPMENT PLAN PROPOSES THE CONSTRUCTION OF A 12' FEET X 20' FEET "TEMPORARY ENCLOSURE" ON THE SUBJECT PROPERTY. THIS LAND DEVELOPMENT PLAN IS BEING SUBMITTED IN ORDER TO COMPLY WITH THE ZONING HEARING BOARD DECISION (99-3) DATED JUNE 22, 1999, REGARDING THE SUBJECT PROPERTY AND THE USES OF THE PROPERTY.

2. **TRANSFERABLE DEVELOPMENT RIGHTS DISCUSSION:**
 - WORCESTER GOLF COURSE

3. **VILLAGE PLANNING DISCUSSION:**
 - CEDARS VILLAGE

4. **APPROVAL OF MEETING MINUTES:**
 - AUGUST 11th, 2011
 - SEPTEMBER 8th, 2011

5. **PLANNING COMMISSION AGENDA FOR OCTOBER 13th, 2011 MEETING:**
 - DISCUSSION

6. **PUBLIC COMMENT**

7. **ADJOURNMENT**

AGENDA
WORCESTER TOWNSHIP PLANNING COMMISSION
WORK SESSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA 19490
THURSDAY, OCTOBER 13th, 2011 **7:30 P.M.**

CALL TO ORDER

ATTENDANCE

1. **TRANSFERABLE DEVELOPMENT RIGHTS:**
 - DISCUSSION

2. **APPROVAL OF MEETING MINUTES:**
 - SEPTEMBER 22nd, 2011

3. **PLANNING COMMISSION AGENDA FOR OCTOBER 27th, 2011 MEETING:**
 - DISCUSSION

4. **PUBLIC COMMENT**

5. **ADJOURNMENT**

AGENDA
WORCESTER TOWNSHIP PLANNING COMMISSION
MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA 19490
THURSDAY, OCTOBER 27th, 2011 **7:30 P.M.**

CALL TO ORDER

ATTENDANCE

1. **TRANSFERABLE DEVELOPMENT RIGHTS:**
 - DISCUSSION

2. **APPROVAL OF MEETING MINUTES:**
 - OCTOBER 13th, 2011

3. **PLANNING COMMISSION AGENDA FOR NOVEMBER 10th, 2011 MEETING:**
 - DISCUSSION

4. **JOINT MEETING AGENDA WITH BOARD OF SUPERVISORS FOR NOVEMBER 7th, 2011 MEETING:**
 - DISCUSSION

5. **PUBLIC COMMENT**

6. **ADJOURNMENT**

AGENDA
WORCESTER TOWNSHIP BOARD OF SUPERVISORS & PLANNING COMMISSION
JOINT MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA 19490
MONDAY, NOVEMBER 7th, 2011 **8:00 A.M.**

CALL TO ORDER

ATTENDANCE

1. **APPROVAL OF JOINT MEETING MINUTES:**
 - AUGUST 1st, 2011

2. **TRANSFERABLE DEVELOPMENT RIGHTS ORDINANCE AMENDMENT:**
 - RECOMMENDATION

3. **SIGNAGE ORDINANCE AMENDMENT:**
 - STATUS UPDATE

4. **HISTORIC ORDINANCE AMENDMENT:**
 - DISCUSSION

5. **CEDARS VILLAGE PLANNING ORDINANCE AMENDMENT:**
 - STATUS UPDATE

6. **FAIRVIEW VILLAGE PLANNING:**
 - STATUS UPDATE

7. **PUBLIC COMMENT**

8. **ADJOURNMENT**

AGENDA
WORCESTER TOWNSHIP PLANNING COMMISSION
MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA 19490
THURSDAY, NOVEMBER 10th, 2011 7:30 P.M.

CALL TO ORDER

ATTENDANCE

1. **FARM MARKET ORDINANCE:**
 - PRESENTATION

2. **TERRA LANDSCAPING LAND DEVELOPMENT PLAN LOCATED AT 3481 GERMANTOWN PIKE:**
 - PRESENTATION

3. **FLANAGAN SUBDIVISION SKETCH PLAN LOCATED AT 1430 HOLLOW RD:**
 - PRESENTATION

4. **FAIRVIEW VILLAGE PLANNING:**
 - DISCUSSION

5. **MONTGOMERY COUNTY PLANNING COMISSION CONTRACT:**
 - PARK & RECREATION PLAN

6. **PLANNING COMMISSION AGENDA FOR DECEMBER 8th, 2011 MEETING:**
 - DISCUSSION

7. **APPROVAL OF MEETING MINUTES:**
 - OCTOBER 27th, 2011

8. **PUBLIC COMMENT**

9. **ADJOURNMENT**

AGENDA
WORCESTER TOWNSHIP PLANNING COMMISSION
MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA 19490
THURSDAY, DECEMBER 8th, 2011 **7:30 P.M.**

CALL TO ORDER

ATTENDANCE

1. **FLANAGAN SUBDIVISION LOCATED AT 1430 HOLLOW RD:**
 - PRELIMINARY/ FINAL APPROVAL CONSIDERATION FOR RECOMMENDATION TO THE BOARD OF SUPERVISORS

2. **CEDARS VILLAGE PLANNING:**
 - DISCUSSION

3. **2012 PLANNING COMMISSION MEETING SCHEDULE:**
 - DISCUSSION

4. **PLANNING COMMISSION AGENDA FOR JANUARY 12th, 2012 MEETING:**
 - DISCUSSION

5. **APPROVAL OF MEETING MINUTES:**
 - NOVEMBER 10th, 2011

6. **PUBLIC COMMENT**

7. **ADJOURNMENT**