

WORCESTER TOWNSHIP  
PLANNING COMMISSION WORK SESSION MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, WORCESTER, PA  
Thursday, January 10<sup>th</sup>, 2013      7:31 P.M.

**CALL TO ORDER**

The regularly scheduled meeting of the Planning Commission was called to order by Mr. Gordon Todd at 7:32 P.M.

**ATTENDANCE**

**PRESENT:**

Gordon Todd	Chairman
Pat Quigley	Vice Chairman
Doug Rotondo	Secretary ( <i>Arrived at 7:35pm</i> )
Chris David	Member
Tiffany M. Loomis	Township Zoning Officer
Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

**ABSENT:**

Anthony R. Sherr      Member

**1. APPOINTMENT OF PLANNING COMMISSION POSITIONS:**

- A motion by Ms. Quigley, seconded by Ms. David for Mr. Todd to serve as the Planning Commission Chairman, was passed unanimously.
- A motion by Mr. Todd, seconded by Ms. David for Ms. Quigley to serve as Planning Commission Vice Chairman, was passed unanimously.
- A motion by Ms. Quigley, seconded by Ms. David for Mr. Rotondo to serve as the Planning Commission Secretary, was passed unanimously.
- Members of the Planning Commission are Ms. Chris David and Mr. Tony Sherr.

**2. LIGHTING ORDINANCE AMENDMENT:**

Mr. Schelly reviewed his official review letter, dated January 9, 2013 with the WTPC. He noted that the proposed Lighting Ordinance appeared to be comprehensive and contained many well written provisions.

In his review letter, Mr. Schelly raised six questions which he believed should be considered by the WTPC in their review of the proposed ordinance.

His review questions related to compatibility with the Subdivision & Land Development Ordinance need for inclusion of new terms into a definition section, decisions regarding which activities would be allowed to use the lights, whether to restrict the illumination to certain times of the year, and whether there should be an exception to the restriction on recorded music. In addition, he noted that section B(7) should be divided into two paragraphs as it covers two topics.

Ms. Quigley did not favor the creation of additional documentation requirements in the SALDO Ordinance, stating that the new ordinance seems to be very technical and includes details on the required illumination standards and criteria. She was in agreement with the recommendation to add separate definitions. She did not favor the restriction against recorded music vs. live music or the restriction against using lights for practice by all teams, band or cheer squads.

Ms. David agreed with Ms. Quigley's comments and added that the ordinance should be clearer regarding when the field can be illuminated and that Section B(7) should be separated into two paragraphs/numbered items, as well as clearer definitions provided.

Mr. Todd is in agreement with Ms. Quigley and Ms. David's comments in relation to Mr. Schelly's review letter.

Mr. Rotondo wants to know where the ordinance came from. He inquired if the school made a proposal yet to Worcester Township

Mr. Eric Fry, Esq. explained the process that has occurred to date to the Planning Commission.

Mr. Todd inquired as to who was involved in the process.

Mr. Fry answered that Solicitor, Manager, and Supervisors have been directing the process.

Mr. Fry pointed out an inconsistency in the ordinance between Section 150-200 A and Section B(5) regarding the screening of illumination. Section 1500-200A, states that lights shall be screened to not be seen off the premise, whereas the later section allows lights to be screened to the maximum extent possible. Fry recommends the provision for "maximum extent possible."

Additionally, he has an issue with B(4) of the ordinance in how much light is allowed at the property line in measurements of foot candles. Mr. Fry has requested that it changed to 0.5; otherwise the School District will not be able to comply. He stated foot candles are usually measured by the horizontal. He has an issue with limiting the lights to just games and agrees with that professional requirements do not need to be a part of the Subdivision and Land Development Ordinance. He has requested that more music types of music be allowed in ordinance.

Mr. Rotondo asked if the School District was expecting an approved ordinance on 1/16 by the Board of Supervisors and why all of sudden the issue appeared on the agenda.

Mr. Frank Senk, a resident of the Milestone community, commented and addressed on the number of times the kids can actually use the fields during the week and the weekend. Additionally, he addressed hours the field could be used, asking if the times could be extended on Friday and Saturday to 11:00 pm, since there is usually there is an hour lag

time after the game ends. Have a greater opportunity to have Thurs, Fri, and Sat night use nights and have full use.

Ms. Marsha Staples has requested for the Planning Commission to not take a position. There was a technical review due to the Township today and was submitted late.

Ms. Byrne conducted a petition regarding the interests and the concerns about the lighting further explaining that 785 were in support of the installation of the lights. She addressed that there were a few safety and environmental concerns and how it is extremely difficult to control the hours when there is overtime.

Mr. Rotondo inquired as to how many individuals were from Worcester Township. Ms. Burn answered approx 40% are Worcester residents.

Ms. Byrne responded that Lower Providence and Worcester Township both attend the school and is representing the majority.

Dr. Mollick commented on Mr. Rotondo's comments and on the overall process, and is pleased with the results.

Mr. Senk re-commented on how lighting affects the children's moral. He additionally commented on doing business in Worcester Township and how individuals make comments that if you are not from Worcester don't bother doing business in Worcester. He believes sports are important in developing children.

Mr. Dave Kearny commented on the having restrictions that work for the school and for the neighbors. He addressed all the surrounding houses and how they will be affected further explaining there could have been various solutions.

Mr. Todd stated that he has lived in Worcester a long time and that compromises are necessary when issues such as this arise.

Ms. Quigley noted that the primary focus of the public comments were concerns about the timing and intensity of illumination on the property edge. She stated that the Township has been making progress with the different parties and the proposed ordinance goes a long way to addressing the issues.

Mr. Todd stated that time and number of days will be an issue. Mr. Kearny was in agreement.

Mr. Todd stated for the record that the Planning Commission will not be taking formal action. The Planning Commission has agreed to not make a formal recommendation at this time but to include all discussion in the meeting minutes.

3. **SIGN ORDINANCE AMENDMENT:**

Mr. Todd presented the drawings he drafted from Mr. Joseph Gambone's presentation.

The first rendering represents a 30" inch high wall with a 15'6" sign height containing a 64 square foot signage.

The second rendering is a vantage point drawing to determine what signage is more visible.

Ms. Quigley thought the diagram with the sign set back approximately 30 feet and aligned toward the corner was the better placement of the sign for people in cars.

Ms. David is not comfortable with the 16' in height of proposed signage and believes it is too big overall. She defers to the architects on the Planning Commission

Mr. Rotondo inquired if the sign could be incorporated into the wall or be integrated at the midpoint of the arc.

Mr. Todd thinks the signs should be separate.

Ms. David thinks that there are 4 tenant signs proposed for the corner sign with one being changeable.

Mr. Rotondo addressed that the changing signage could make people think that the business has closed when the temporary signage is removed.

Mr. Schelly addressed that entire development was originally meant for offices and retail is now located in the space.

Ms. David stated that most of the building signs are easily readable from the road regarding signage attached to the actual building. Mr. Todd disagrees because the buildings are so far back.

Ms. David readdressed that the signage is too big and cited Mr. Schelly's example of large signage in his presentation that reference a 16' sign listing 4 tenants.

Proportionally was discussed among all members.

Ms. Schelly suggested that you should anticipate 3 tenants per building sign.

Mr. Todd will revise the sign proposal by minimizing the height for next meetings discussion.

Ms. Caughlan suggested a percentage calculation

Mr. Schelly suggested a photograph overlay for next meeting for joint meeting presentation scheduled 2/4/2013.

The Planning Commission agreed that there will be a total of 4 signs with one main shopping center sign at the corner of Rte 73 & 363 and 3 smaller signs, and one for each building.

4. **PLANNING COMMISSION MEETING AGENDA SCHEDULED FOR JANUARY 24<sup>th</sup>, 2013:**

- 2845 Potshop Rd: Roman Brothers Subdivision
- Sign Ordinance Amendment
- Joint Meeting Agenda with Board of Supervisors scheduled for February 4<sup>th</sup>, 2013
- Planning Commission Meeting Agenda scheduled for February 14<sup>th</sup>, 2013

5. **MINUTES:**

A motion by Ms. David, seconded by Ms. Quigley for the approval of the minutes for the meeting held on December 13<sup>th</sup>, 2012, was passed unanimously.

6. **PUBLIC COMMENT**

Mr. Schelly handed out an article on the power of creative place-making.

Dr. Mollick inquired about the email from Mr. John Harris.

Mr. Todd gave the email to Dr. Mollick.

Dr. Mollick inquired if there were more communications between the light community groups & Planning Commission and if the Supervisors discussed the lighting ordinance privately. He then complimented the Planning Commission.

The Planning Commission stated that they had no knowledge of any Board of Supervisors communications.

7. **ADJOURNMENT**

There being no further business to come before this committee the meeting of the Worcester Township Planning Commission was adjourned by Mr. Gordon Todd at 8:59 P.M.

WORCESTER TOWNSHIP  
PLANNING COMMISSION MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, WORCESTER, PA  
Thursday, January 24<sup>th</sup>, 2013          7:30 P.M.

**CALL TO ORDER**

The regularly scheduled meeting of the Planning Commission was called to order by Mr. Gordon Todd at 7:35 P.M.

**ATTENDANCE**

**PRESENT:**

Gordon Todd	Chairman
Pat Quigley	Vice Chairman
Chris David	Member
Anthony R. Sherr	Member
Tiffany M. Loomis	Township Zoning Officer
Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

**ABSENT:**

Doug Rotondo	Secretary
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**1. 2845 POTSHOP RD – ROMAN BROTHERS SUBDIVISION:**

- PRELIMINARY/ FINAL APPROVAL RECOMMENDATION TO THE BOARD OF SUPERVISORS FOR CONSIDERATION
  - THE PLAN PROPOSES THE SUBDIVISION OF AN 11 ACRE PARCEL INTO 3 LOTS. THE SUBJECT PARCEL HAS FRONTAGE ALONG THE EAST SIDE OF POTSHOP ROAD IN THE AGR ZONING DISTRICT. LOT 1 CONTAINS A SINGLE FAMILY DWELLING, WHICH TAKES ACCESS FROM POTSHOP ROAD. LOTS 2 & 3 WOULD ALSO ACCESS FROM POTSHOP ROAD FROM A SHARED DRIVEWAY. THE LOTS ARE PROPOSED TO BE SERVED BY ON-LOT SEWAGE FACILITIES AND PUBLIC WATER.

Mr. George Stanbridge presented the proposed plan to the Planning Commission on behalf of Peter & Andrew Roman.

Mr. Stanbridge addresses that the barn is not there due to the wall collapsing and how there are a total 3 lots compared to the original 4 lots proposed. He further indicated that the alluvial soil line has been located and addressed.

Mr. Gordon Todd asked how the previous growing greener subdivision was different from this plan. Mr. Stanbridge stated that there were 4 lots and the access drive was re-located.

Ms. Pat Quigley clarified that this is a subdivision plan, not additionally a land development plan.

Mr. Tony Sherr clarified that notes will be placed on the plan to satisfy the Township Engineer's comments.

Mr. Sherr inquired what would be the difference if they used the conservation subdivision. Mr. Matthew Schelly explained that there is an open space option where the open space is preserved and the homes would be on smaller lots.

Mr. Stanbridge considered this option, however could not come up with a plan that was pleasing. He has created and proposed a low density development.

Mr. Todd is in disagreement of putting a dense buffer near the road and does not agree with the regimented look of the trees proposed down the roadway.

Mr. Stanbridge recognizes that the developer will replace any trees that are removed.

Mr. Schelly wanted to express and show the difference between rural character and suburban character.

Ms. Quigley does not feel strongly requiring a conservation subdivision due to the lots being reduced to 3 lots, originally 4 lots were proposed. She is not concerned with the buffers presented and wants the major resources protected that are currently shown.

Mr. Stanbridge is in agreement.

Ms. Chris David inquired if a trail easement was given consideration. Mr. Stanbridge stated he is aware of this option; however the Developer is not considering this option at this time.

Discussion and questions ensued regarding trails.

Inquires were made regarding the current trail plans that are on the books with Montgomery County Planning Commission. Mr. Schelly gave numerous options regarding where the trail could be located.

Ms. Quigley stated that she is not comfortable without the other adjacent property owners being present discussing the location of a possible trail.

Mr. Sherr addressed that a trail may only be requested, however it is not required.

Mr. Schelly clarified that waivers are requested.

Mr. Todd directed the conversation to the Developer.

Mr. Peter Roman has been a resident in the Township for 18 years. He explained that this particular intersection has a very high bank in comparison to the paved road. He clarified that there is hardly anyone ever at Nike Park and how the proposed trail that would go through the property would be towards the back thru the tributary and would be through the wetlands. He and Mr. Andrew Roman are opposed to the trail easement.

Mr. Peter Roman further clarified that when they came in a year ago there were 4 lots and they took the Planning Commission and residents concerns into consideration, which in turn led them to propose a 3 lot subdivision.

Mr. Roman clarified that he is planning to hold onto the 2 building lots for years to come and could see the lots being farmed. Additionally, he and his brother have fixed up the farmhouse.

Ms. Quigley inquired if CKS's concerns could be addressed. Mr. Stanbridge replied yes.

Ms. Caughlan inquired about a preservation conservation easement for the riparian corridor.

Mr. Schelly addressed the waivers and recommended a partial waiver for 130.33.C

Mr. Stanbridge stated he will clarify that it is the 500 ft requirement of which the aerial and conceptual plan satisfy this requirement.

#### **RECOMMENDATION:**

A motion by Mr. Todd, seconded by Mr. Sherr, recommending preliminary approval consideration to the Board of Supervisors contingent upon CKS's review dated 12/18/2012, and including a conservation easement along the riparian corridor up to and including Zone 2, was unanimously voted upon.

#### **2. SIGN ORDINANCE AMENDMENT:**

- DISCUSSION REGARDING SHOPPING CENTER & COMMERCIAL ZONING DISTRICT(S)
  - RECOMMENDATION TO THE BOARD OF SUPERVISORS FOR CONSIDERATION

Ms. David measured the "Giant" Grocery Store signage off of Rte 202 in Whitpain referencing the size.

Mr. Schelly addressed that the Cedars Country Store signage is 13'.

Mr. Sherr stated that this new rendering has been scaled down and this particular shopping center is unique to Worcester.

There was extensive discussion regarding height. Mr. Schelly is presenting a rendering and a study of the measurements with a different size and orientation at the next joint meeting.

The Planning Commission will discuss the 3 building sign's size at the joint meeting regarding Center Point Shopping Center. Mr. Schelly will be giving a presentation with recommendations.

3. **JOINT MEETING AGENDA HELD WITH THE BOARD OF SUPERVISORS SCHEDULED FOR FEBRUARY 4<sup>TH</sup>, 2013:**

- Minutes
- Sign Ordinance Amendment - Invite Joe Gambone
- Lighting Ordinance Amendment

4. **PLANNING COMMISSION AGENDA SCHEDULED FOR FEBRUARY 14<sup>TH</sup>, 2013 MEETING:**

- Minutes
- Sign Ordinance Amendment
- Agenda

5. **APPROVAL OF MEETING MINUTES:**

A motion by Ms. David, seconded by Ms. Quigley for the approval of the minutes for the meeting held on January 10<sup>th</sup>, 2013 contingent upon minor corrections, was passed unanimously.

6. **PUBLIC COMMENT**

Dr. Mollick inquired about a discussion between the Board of Supervisors and Mr. Todd regarding signage. Dr. Mollick is concerned with the process of how information is communicated with the Planning Commission and the Supervisors.

Dr. Mollick commented on the ordinance amendment process.

Mr. Sherr inquired if there were any other additional comments from Dr. Mollick.

Mr. Todd clarified that the Planning Commission communicates with the Board of Supervisors regarding ordinance amendments including the sign ordinance amendment.

Dr. Mollick inquired as to Mr. Schelly's employment status with Worcester Township.

Discussion and questions ensued regarding the formal recommendation process of MCPC and Worcester Township Planning Commission.

7. **ADJOURNMENT**

There being no further business to come before this committee the meeting of the Worcester Township Planning Commission was adjourned by Mr. Gordon Todd at 9:23 P.M.

WORCESTER TOWNSHIP  
BOARD OF SUPREVISORS & PLANNING COMMISSION JOINT MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, WORCESTER, PA  
MONDAY, FEBRUARY 4<sup>th</sup>, 2013 8:00 A.M.

**CALL TO ORDER**

The regularly scheduled joint meeting of the Board of Supervisors & Planning Commission was called to order by Mr. Arthur Bustard at 8:08 A.M.

**ATTENDANCE**

**PRESENT:**

Arthur Bustard	Chairman: Board of Supervisors
Susan Caughlan	Vice Chairman: Board of Supervisors
Steve Quigley	Member: Board of Supervisors
Gordon Todd	Chairman: Planning Commission
Pat Quigley	Vice Chairman: Planning Commission
Chris David	Member: Planning Commission
Tony Sherr	Member: Planning Commission
Matthew Schelly	Montgomery County Planning Commission
F. Lee Mangan	Township Manager
James J. Garrity, Esq.	Township Solicitor
Joseph J. Nolan, P.E.	Township Engineer
Julie Lanzillo	Director of Parks & Recreation
Tiffany M. Loomis	Zoning Officer

**ABSENT:**

Doug Rotondo	Member: Planning Commission
Eunice Kriebel	Township Assistant Manager/ Treasurer

**1. SIGN ORDINANCE AMENDMENT:**

Mr. Gordon Todd explained that the Planning Commission is proposing a sign ordinance amendment for the Commercial & Shopping Center zoning districts located at Valley Forge Road & Skippack Pike.

Mr. Matthew Schelly gave a presentation regarding current signage located at this specific location, signage located within the Township, and overall size and dimension standards.

Ms. Pat Quigley inquired about the original height of the signage located at the corner of Valley Forge Rd & Skippack Pike representing WaWa, Bravo Pizza, & Vista Bank.

Mr. Schelly replied that 13' feet 5" inches was the height of the previous signage from grade to the top of the post. He further presented examples for different heights of signage.

Mr. Arthur Bustard inquired if the signage would be two sided and if this has been included in the current recommendation.

Mr. Todd clarified that the 2 sided signage option would be to the discretion of the owner installing the signage.

Mr. Schelly further presented pictures of the previous signage destroyed during Hurricane Sandy located at Valley Forge Road and Skippack Pike.

Mr. Todd further clarified that the proposed sign ordinance amendment has provisions to provide that both directions of traffic are able to identify the signage.

Mr. Todd has recused himself from this matter due to his professional relationship with the parcel owner. He requested the Board of Supervisors to move forward with the proposed sign ordinance amendment and make a formal recommendation in lieu of starting the zoning amendment process over.

Mr. Steve Quigley inquired as to how many businesses may exist in the Center Point Shopping Center Complex.

Mr. Todd replied that 11 businesses may exist.

Mr. Quigley further inquired as to how the signage will be shared and divided up amongst the business owners, if the overall signage will be able to be seen, and if there will be a fair process for all businesses to have a chance to have the same size signage from a cost perspective.

Mr. Todd clarified that the proposed ordinance is designed for the signage to be seen, adequate signage will be provided for each business, and the size limitations provided are for the purpose of controlling the business's signage costs.

Discussion and questions ensued.

Mr. Todd addressed changeable letter signage.

Mr. Bustard inquired as to when the next Planning Commission meeting is scheduled and directed them to make a formal recommendation to the Board of Supervisors at this time.

Ms. Susan Caughlan requested that the Planning Commission provide a provision in the proposed ordinance to accommodate the larger building that has 6 to 7 businesses.

Mr. Todd confirmed the Planning Commission will address this matter.

Mr. Schelly presented more examples of current existing signage located at the Center Point Shopping Center and addressed temporary signage.

Ms. Caughlan requested that a provision be provided for signage to be located in the ultimate right-of-way.

Mr. Todd clarified that the current proposed ordinance allows signage to be located 15' feet from the curb.

Ms. Caughlan further addressed the height that will be allowed for signage at the corner of Valley Forge Road and Skippack Road.

Discussion and questions ensued.

The Board of Supervisors thanked the Planning Commission for all their hard work on the proposed sign ordinance amendment.

**2. LIGHTING ORDINANCE AMENDMENT:**

Mr. Todd inquired if any further action needed to be taken by the Planning Commission on this matter.

Mr. Bustard clarified the timeline of the lighting ordinance amendment.

**3. PRIORITY OF ORDINANCE AMENDMENTS:**

- Sign Ordinance Amendment
- Center Point Village Overlay Ordinance
- Historic Ordinance
- Restrictive Burning Ordinance – Township Staff to provide language
- ATV Ordinance – Township Staff to provide language

Discussion and questions ensued.

**4. APPROVAL OF JOINT MEETING MINUTES:**

A motion by Mr. Sherr for approval of the minutes for the joint meeting held on November 5<sup>th</sup>, 2012 per noted changes, seconded by Mr. Todd, was passed unanimously.

**5. PUBLIC COMMENT:**

Dr. Mollick commented on the Planning Commission meetings, the Board of Supervisors, the Sign Ordinance Amendment, Center Point Shopping Center, the Planning Commission, 14<sup>th</sup> Amendment Rights, Planning Commission minutes, and Montgomery County Planning Commission.

Ms. Byrne commented on the lighting ordinance amendment.

**6. ADJOURNMENT:**

There being no further business to come before this joint committee, the meeting of the Worcester Township Board of Supervisors & Planning Commission was adjourned by Mr. Arthur Bustard, at 8:48 A.M.

WORCESTER TOWNSHIP  
PLANNING COMMISSION WORK SESSION MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, WORCESTER, PA  
Thursday, February 14<sup>th</sup>, 2013      7:30 P.M.

**CALL TO ORDER**

The regularly scheduled meeting of the Planning Commission was called to order by Mr. Gordon Todd at 7:33 P.M.

**ATTENDANCE**

**PRESENT:**

Gordon Todd	Chairman
Pat Quigley	Vice Chairman
Chris David	Member
Anthony R. Sherr	Member
Doug Rotondo	Secretary
Tiffany M. Loomis	Township Zoning Officer
Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

**ABSENT:**

None

**1. APPROVAL OF MEETING MINUTES:**

A motion by Ms. Chris David, seconded by Mr. Tony Sherr for the approval of the minutes for the meeting held on January 24<sup>th</sup>, 2013 contingent upon minor corrections, was passed unanimously.

Dr. Mollick commented on the sign ordinance section of the minutes.

**2. SIGN ORDINANCE AMENDMENT:**

- DISCUSSION REGARDING SHOPPING CENTER & COMMERCIAL ZONING DISTRICT(S)
  - RECOMMENDATION TO THE BOARD OF SUPERVISORS FOR CONSIDERATION

Mr. Gordon Todd would like to address the definition of Billboards for the purpose of coordinating with the Billboard Ordinance.

Ms. Chris David addresses page 11 of the proposed sign ordinance amendment and would like to keep the sign height at 12 feet. She referenced that 15 feet is the height of the gas station sign located at Valley Forge Rd and Skippack Pike.

Ms. David understands that Mr. Todd doesn't want one particular sign style across the board.

Discussion and questions ensued regarding the height of the signage and how many signs should be allowed per building.

The Planning Commission agreed that on page 11 in paragraph one that “1/3” be changed to “1/4”.

Mr. Tony Sherr addressed billboards and inquired as to why are billboards are being addressed when there is a billboard ordinance. He requested that Mr. Garrity verify this aspect of the ordinance.

Mr. Sherr inquired if additional signage per business is allowed in addition to the signage proposed.

Ms. David is opposed to this idea.

The Planning Commission addressed page 11, item F regarding neon signage.

Mr. Doug Rotondo and Mr. Todd discussed Billboards.

Mr. Todd recused himself regarding the corner sign discussion.

Ms. Pat Quigley addressed handouts obtained from the joint meeting passed out by MCPC.

Mr. Rotondo discussed the gaps proposed in the signage pictures provided.

Mr. Matthew Schelly gave a further explanation on this matter.

Ms. Quigley clarified what kind of signage should be specified and that the maximum height is 14' feet. Mr. Schelly inquired as to the height of the actual posts.

Ms. David addressed the size of the sign.

Discussion and questions ensued regarding the size of the signage amongst all the members. Ms. David emphasized on how large the sign could actually be.

Mr. Sherr and the Planning Commission addressed page 5, number #3 to delete “or attached to each other at one side and form an angle not exceeding 45 degrees.”

**Recommendation:**

A motion by Mr. Rotondo, seconded by Mr. Sherr to recommend the sign ordinance amendment to the Board of Supervisors per discussed changes, was passed unanimously.

**\*\*Note:** The Planning Commission requested Mr. Schelly provide language for corner signage at their next scheduled meeting, 2/28. Mr. Garrity's office should be expecting this additional recommendation to be included in the sign ordinance amendment. Ms. David is not in support of this signage. The Planning Commission gave Mr. Schelly the size requirements to be considered in his recommendation (A total of 14' feet, 7 feet by 7 feet).\*\*

3. **PUBLIC COMMENT**

Dr. Mollick addressed the corner signage discussion; the minutes approved this evening, and zoning violations regarding temporary signage.

Dr. Mollick further addressed possible sign violations within the Township.

Dr. Mollick addressed the MCPC organizational structure.

The Planning Commission explained all inquiries made by Dr. Mollick.

4. **PLANNING COMMISSION AGENDA SCHEDULED FOR FEBRUARY 28<sup>th</sup>, 2013 MEETING:**

- Minutes
- Sign Ordinance Amendment regarding corner signage located at Valley Forge Rd and Skippack Pike
- Historic Ordinance Amendment
- Agenda for March 14<sup>th</sup>, 2013 Meeting

5. **ADJOURNMENT**

There being no further business to come before this committee the meeting of the Worcester Township Planning Commission was adjourned by Mr. Gordon Todd at 8:46 P.M.

WORCESTER TOWNSHIP  
PLANNING COMMISSION MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, WORCESTER, PA  
Thursday, February 28<sup>th</sup>, 2013      7:30 P.M.

**CALL TO ORDER**

The regularly scheduled meeting of the Planning Commission was called to order by Mr. Gordon Todd at 7:32 P.M.

**ATTENDANCE**

**PRESENT:**

Gordon Todd	Chairman
Pat Quigley	Vice Chairman
Chris David	Member
Doug Rotondo	Secretary
Tiffany M. Loomis	Township Zoning Officer
Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

**ABSENT:**

Anthony R. Sherr      Member

**1. APPROVAL OF MEETING MINUTES:**

A motion by Ms. Pat Quigley, seconded by Mr. Doug Rotondo for the approval of the minutes for the meeting held on February 14<sup>th</sup>, 2013 contingent upon minor corrections, was passed unanimously.

**2. SIGN ORDINANCE AMENDMENT:**

Mr. Schelly presented additional draft language to the Planning Commission. The Planning Commission wants section #2 to be conditional use based.

Mr. Michael Gambone requested 80 sq. ft., 17' feet in height, and 18" for the column width regarding the corner sign size requirements.

Mr. Gambone inquired as to why a conditional use would be required given the amount of time that has been spent on this matter.

Mr. Todd explained that there are other commercially zoned properties in the Township that would be able to benefit from this amendment and a process needs to be established.

Mr. Shelly presented a picture of the previous corner signage before it was knocked over by hurricane Sandy.

Ms. David is not in agreement with how large the proposed corner signage is.

The Planning Commission has recommended the following changes be made to the additional draft language proposed by MCPC:

- Section K is #2 and #3 then become #4.
- 150 - 149 (D) of sign ordinance amendment move to section Section 150-150 (e) to replace item #1.
- 150-150 (B) item #3 move to section (e) as item #4 and replace existing language.
- Remove Billboard language from the proposed sign ordinance in its entirety.

**RECOMMENDATION:**

A motion by Ms. Quigley, seconded by Mr. Rotondo recommending approval of the of the Sign Ordinance Amendment to the Board of Supervisors, contingent upon discussed changes, was passed with three (3) members in favor. Ms. David was in objection to the corner signage proposed. Mr. Sherr was absent.

3. **LIGHT ORDINANCE AMENDMENT:**

The Planning Commission received and recognized notification of Lighting Ordinance Amendment that was authorized by advertisement by the Board of Supervisors.

Mr. Shelly commented that these types of sports fields are typically over lighted.

Questions and discussion ensued.

4. **DCNR GRANT APPLICATION FOR THE CONTINUED DEVELOPMENT OF THE ZACHARIAS TRAIL:**

The Planning Commission received and recognized notification of the DCNR Grant Application.

Mr. Lou Betz participated in the group discussion and inquired about the overall plan for the trails.

Mr. Schelly presented the comprehensive plan regarding the overall trail plan for Worcester Township.

Discussion and questions ensued.

5. **HISTORIC ORDINANCE AMENDMENT:**

The last version of the ordinance amendment revised by the Planning Commission 10/25/2012.

Mr. Shelly provided list of historic structures located within the community.

Discussion and questions ensued.

6. **PLANNING COMMISSION AGENDA SCHEDULED FOR MARCH 14<sup>th</sup>, 2013 MEETING:**

- Minutes
- Historic Ordinance Amendment
- Agenda for March 28<sup>th</sup>, 2013 Meeting

7. **PUBLIC COMMENT:**

Mr. Lou Betz inquired and commented on the corner signage and the size permitted in the commercially zoned districts.

8. **ADJOURNMENT**

There being no further business to come before this committee the meeting of the Worcester Township Planning Commission was adjourned by Mr. Gordon Todd at 9:01 P.M.

WORCESTER TOWNSHIP  
PLANNING COMMISSION WORK SESSION MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, WORCESTER, PA  
Thursday, March 14<sup>th</sup>, 2013 7:30 P.M.

**CALL TO ORDER**

The regularly scheduled meeting of the Planning Commission was called to order by Mr. Gordon Todd at 7:36 P.M.

**ATTENDANCE**

**PRESENT:**

Gordon Todd	Chairman
Pat Quigley	Vice Chairman
Doug Rotondo	Secretary
Chris David	Member
Anthony R. Sherr	Member
Tiffany M. Loomis	Township Zoning Officer
Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

**ABSENT:**

None

**1. APPROVAL OF MEETING MINUTES:**

A motion by Mr. Doug Rotondo, seconded by Ms. Pat Quigley for the approval of the minutes for the meeting held on February 28<sup>th</sup>, 2013 was passed unanimously.

Dr. Mollick inquired about the language "discussion and questions ensued" as to whom was speaking. Mr. Todd stated that it was discussion mainly between the Planning Commission members.

Dr. Mollick further inquired if there was a recommendation made by the Planning Commission regarding the lighting ordinance amendment to the Board of Supervisors. Mr. Todd clarified that a recommendation was not made and the Planning Commission recognized the amendment.

**2. HISTORIC ORDINANCE AMENDMENT:**

Mr. Schelly presented the list of properties, as cataloged by the Historic Society, including pictures of the structures/ buildings.

He additionally presented a historic overlay map indicating the year the structures were built.

Mr. Todd addressed the process and how it would be organized.

Ms. Quigley followed up with Mr. Todd's comments addressing the dates of the homes.

Mr. Schelly will be cataloging the next 5 years regarding pictures and the overlay district map as a presentation for the next meeting.

Ms. Quigley addressed demolition permits.

Mr. Todd addressed the definition of demolition. He referred to Mr. Schelly's examples. Mr. Todd thinks the definition of the current proposal is acceptable.

Ms. Quigley is in agreement.

Mr. Todd stated that the definition is very comparable to Lower Merion and this is acceptable.

Dr. Mollick inquired as to what was being discussed.

Mr. Todd explained the presentation. Dr. Mollick inquired if the presentation was considered historic structures. Gordon replied no. Dr. Mollick and Mr. Todd further clarified that this discussion is to determine a starting point and criteria for the Historic Ordinance.

Mr. Todd stated that he is trying to determine a starting point as to the year that should be designated.

Ms. Quigley stated that the federal law refers to 50 years as a minimum threshold and the Planning Commission is considering 100 years. Mr. Todd stated at this point the Planning Commission is in the research stages.

Mr. Sherr had commented adding or taking off the inventory, addressed specific proposed language, and inquired how this would be done. He further explained this section needs to be clarified and that the procedure needs to be added.

Mr. Todd compared this section to how Norristown handles their procedure.

Mr. Sherr has requested that there be criteria of how to get on and off the list.

Mr. Sherr suggests that individual property owners are able to request to be taken off the list all together.

Ms. Quigley addressed this issue as well.

Ms. David clarified that businesses are permitted by conditional use under the proposed language.

Ms. David addressed that the parking issues are quite confusing in how the parking will be addressed.

Discussion and questions ensued regarding being on or off the list.

Mr. Todd clarified that the procedure needs to be addressed.

The Planning Commission addressed the \$500 fine proposed. Discussion and questions ensued regarding the fine process. Mr. Sherr further explained that certain language was inappropriate and how it needs to state what the specific fine is per day.

The Planning Commission agreed that they need to simplify the language.

Mr. Sherr asked for examples.

Get copy of ordinance in word format from MCPC. Send email requesting such.

3. **PLANNING COMMISSION AGENDA SCHEDULED FOR MARCH 28<sup>th</sup>, 2013 MEETING:**

- Minutes
- Our Farm located at 1600 Posthop Rd - Yield Plan
- MJE Subdivision - 3 Lot subdivision with 2 existing dwellings
- Historic Ordinance Amendment
- Public Comment
- Adjournment

4. **PUBLIC COMMENT:**

Dr. Mollick appreciated questions, likes upfront discussion by the Planning Commission, and made comments about Board of Supervisors.

Dr. Mollick inquired about MCPC review letter and what it stated regarding the lighting ordinance. He inquired about the height going from 100' feet to 85' feet.

Dr. Mollick inquired if he would have any problem getting the MCPC lighting review. Mr. Todd stated that he shouldn't and to contact the Township.

Mr. Schelly explained the pros and cons of both heights of the lights.

Dr. Mollick inquired about the conditional use option regarding the signage ordinance amendment.

5. **ADJOURNMENT**

There being no further business to come before this committee the meeting of the Worcester Township Planning Commission was adjourned by Mr. Gordon Todd at 9:14 P.M.

WORCESTER TOWNSHIP  
PLANNING COMMISSION MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, WORCESTER, PA  
Thursday, March 28<sup>th</sup>, 2013 7:30 P.M.

**CALL TO ORDER**

The regularly scheduled meeting of the Planning Commission was called to order by Ms. Pat Quigley at 7:37 P.M.

**ATTENDANCE**

**PRESENT:**

Pat Quigley	Vice Chairman
Doug Rotondo	Secretary
Chris David	Member
Anthony R. Sherr	Member – Arrived at 7:47P.M.
Tiffany M. Loomis	Township Zoning Officer
Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

**ABSENT:**

Gordon Todd	Chairman
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1. **APPROVAL OF MEETING MINUTES:**

Tabled.

2. **OUR FARM SKETCH PLAN SUBMISSION – YIELD PLAN DISCUSSION:**

- THE PROPERTY IS COMPOSED OF THREE SEPARATE TAX PARCELS AND HAS A GROSS SITE AREA OF 111.93 ACRES. THE PROPERTY IS BOUNDED BY WHITEHALL RD, POTSHOP RD, AND BERKS RD. THE PLAN IS SUBMITTED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 150-110.3 OF THE TOWNSHIP ZONING CODE, WHICH DELINEATES THE REQUIREMENTS FOR A YIELD PLAN IN CONJUNCTION WITH DETERMINING THE DENSITY OF THE SUBJECT TRACT. THIS DENSITY WILL DEFINE THE MAXIMUM NUMBER OF DWELLING UNITS WHICH CAN BE UTILIZED IN CONJUNCTION WITH OPTION 1 OF THE CONSERVATION SUBDIVISION DEVELOPMENT ALTERNATIVE.

Mr. John Kennedy & Mr. Joseph Tarantino were the representative(s) for Gambone Company.

Mr. Kennedy presented the yield plan and explained the sketch plan submission process. He reviewed the Township's Engineer's concerns with the biggest one being sewage disposal.

The Plan preserves 61.81 acres of open space and is tree conscientious.

Mr. Schelly referenced Applewood Estates regarding emergency access inquiring if it would be paved or not.

Mr. Kennedy explained that Lot #1 is an estate lot which is roughly over 44 acres and expressed that the Developer wants to start engineering for a formal plan submission

Mr. Kennedy inquired from a sketch plan process if the Planning Commission still wants to go in the same direction.

Mr. Schelly referenced 130-20(A) (4) of the Subdivision and Land Development Ordinance. He is concerned that the Developer may have a serious issue with the corner lots.

Mr. Kennedy referenced 150-196 of the Zoning Ordinance pertaining to corner lots. He further explained the discrepancy of the two (2) code sections. Mr. Kennedy could not find anywhere in the Zoning Code where corner lots have to be larger.

If the Developer uses the interpretation of MCPC there would be two (2) less lots if this perspective were taken.

Ms. Quigley addressed that the Planning Commission does like the direction, in general, and to requested to hear the other member's comments.

Mr. Schelly referenced the Evans Subdivision.

Mr. Sherr addressed that if the issue needs to be dealt with is it possible. Mr. Kennedy replied yes.

The Planning Commission and Representative(s) discussed the width of the road(s). Mr. Kennedy presented the narrow streets and further explained that emergency access would have to be obtained, a list of formal waivers would be requested once engineering is underway, and the current sketch plan has been pulled back significantly from the Carol Allen property.

Mr. Kennedy requested to obtain endorsement from the Planning Commission.

Ms. David prefers this sketch plan to the original.

Mr. Rotondo inquired as to why the buildings would be demolished. Mr. Kennedy explained that there is inconsistency with the architecture and many of the existing buildings are in poor condition.

Ms. Quigley further explained the historic ordinance that is being discussed.

Mr. Sherr inquired as to how old the buildings are. Mr. Kennedy did not know. There are a total of 16 structures by lots 18, 19, and 20.

The Planning Commission discussed the site walk.

Mr. Rotondo would like to see the structures preserved through having lots created for the existing structures.

Mr. Tarantino stated that the existing structures would need a lot of means to bring them up to standard.

Mr. Schelly inquired if facilities will be provided for the horses and the residents of the 44 homes.

Mr. Kennedy referenced the open spaces could be used for this as well as there needs to be an HOA developed.

Mr. Schelly is concerned with the access.

Ms. Quigley inquired as to how the size came about to the court yards. There is a requirement in the Zoning that central greens are required.

Mr. Kennedy addressed traffic calming measures and thinks that this is a very unique community further explaining the propose community as by-right, high-end, with lots of open space.

Ms. Quigley thinks this is a great property to apply for Conservation Subdivision.

Mr. Schelly inquired if a horse facility was to be provided. He inquired about Lot #30 and if a house would fit on this lot and the time line of the Developer.

Discussion and questions ensued.

The Planning is in support of the general configuration, the road configuration, as presented this evening.

3. **HISTORIC ORDINANCE AMENDMENT:**

Mr. Schelly recommends that the standalone ordinance be drafted and presented various options. He suggested less restrictive advertising requirements.

Mr. Schelly provided draft ordinances & a presentation to the Planning Commission.

Discussion and questions ensued.

4. **PLANNING COMMISSION AGENDA SCHEDULED FOR APRIL 11<sup>th</sup>, 2013 MEETING:**

- Minutes
- Historic Ordinance
- Planning Commission Agenda Scheduled for April 25, 2013
- Public Comment
- Adjournment

5. **PUBLIC COMMENT:**

None

6. **ADJOURNMENT**

There being no further business to come before this committee the meeting of the Worcester Township Planning Commission was adjourned by Ms. Pat Quigley at 9:35 P.M.

WORCESTER TOWNSHIP  
PLANNING COMMISSION WORK SESSION MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, WORCESTER, PA  
Thursday, April 11<sup>th</sup>, 2013 7:30 P.M.

**CALL TO ORDER**

The regularly scheduled meeting of the Planning Commission was called to order by Mr. Gordon Todd at 7:30 P.M.

**ATTENDANCE**

**PRESENT:**

Gordon Todd	Chairman
Pat Quigley	Vice Chairman
Doug Rotondo	Secretary
Anthony R. Sherr	Member
Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

**ABSENT:**

Chris David	Member
Tiffany M. Loomis	Township Zoning Officer

**GUESTS:**

Ms. Susan Caughlan Overhill Drive Resident – Board of Supervisors

1. **APPROVAL OF MEETING MINUTES:**

A motion, made by Mr. Tony Sherr and seconded by Mr. Doug Rotondo, to approve the minutes of the March 14<sup>th</sup>, 2013 meeting was passed unanimously.

A motion, made by Ms. Pat Quigley and seconded by Mr. Rotondo, to approve the minutes of the March 28<sup>th</sup>, 2013 meeting was passed unanimously.

2. **HISTORIC PRESERVATION OVERLAY ORDINANCE AMENDMENT**

Mr. Matthew Schelly recapped his proposed idea for the historic resource inventory being separate from the historic preservation overlay ordinance. Essentially, this keeps the inventory (list of properties with historic resources) out of formal zoning and avoids the time and cost-consuming process of notification and public advertising associated with changes to zoning ordinances, which would otherwise be necessary when a property is either added or removed from the inventory, for any reason.

The Planning Commission discussed various portions of the proposed ordinance, including several of the definitions. Mr. Schelly proposed a new definition, *Historic Resource Limited Business*, as a way to accommodate for small businesses in historic resources that are not dwellings, such as barns, which would not fall under the existing *Home Occupation* definition.

Questions and discussion followed.

3. **PLANNING COMMISSION AGENDA SCHEDULED FOR APRIL 25<sup>th</sup>, 2013 MEETING:**

- Minutes
- Evans Subdivision located at 3110 Heebner Rd – Preliminary Approval Consideration
- Roman Brothers Subdivision located at 2845 Potshop Rd – Final Approval Consideration
- Historic Ordinance
- Planning Commission Agenda Scheduled for May 9<sup>th</sup>, 2013
- Public Comment
- Adjournment

4. **PUBLIC COMMENT:**

Ms. Susan Caughlan, Overhill Drive Resident, inquired if the yield plan put forth for the proposed Our Farm subdivision was accurately calculated.

5. **ADJOURNMENT**

There being no further business to come before this committee the meeting of the Worcester Township Planning Commission was adjourned by Mr. Todd at 9:25 P.M.

WORCESTER TOWNSHIP  
PLANNING COMMISSION MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, WORCESTER, PA  
Thursday, April 25<sup>th</sup>, 2013 7:30 P.M.

**CALL TO ORDER**

The regularly scheduled meeting of the Planning Commission was called to order by Mr. Gordon Todd at 7:33 P.M.

**ATTENDANCE**

**PRESENT:**

Gordon Todd	Chairman
Pat Quigley	Vice Chairman
Doug Rotondo	Secretary
Chris David	Member
Anthony R. Sherr	Member – Arrived at 7:36PM
Tiffany M. Loomis	Township Zoning Officer – Departed at 8:00PM
Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

**ABSENT:**

None

**GUESTS:**

Ms. Susan Caughlan Overhill Drive Resident – Board of Supervisors

1. **2845 POTSHOP RD (AKA ROMAN BROTHERS SUBDIVISION)**

Mr. George Standbridge, Representative, presented the proposed 3 lot subdivision for the applicant, and has requested Final Approval recommendation to the Board of Supervisors from the Planning Commission.

The applicant addressed the latest review completed by the Township Engineer and Montgomery County Planning Commission.

Mr. Matthew Schelly presented his review. Discussion and questions ensued.

**RECOMMENDATION:**

A motion by Mr. Rotondo, seconded by Mr. Sherr, recommending final approval consideration to the Board of Supervisors commending the applicant for agreeing to conserve this important headwater stream area and delineating such on the plans, was unanimously voted upon.

2. **3110 HEEBNER ROAD (AKA EVANS SUBDIVISION)**

Mr. Robert Jordon, Representative from Woodrow & Associates, presented the proposed 2 lot subdivision for the applicant, and has requested Preliminary Approval recommendation to the Board of Supervisors from the Planning Commission.

The Planning Commission expressed concern about the location of the proposed new lot located off of Valley Forge Road. They believed it would block, hinder, and/or degrade the scenic view to the west, which stretches for many miles.

The Planning Commission requested the applicant to reconsider the location of Lot #2 and took no formal action.

Mr. Gordon Todd and Ms. Pat Quigley noted that the Township's comprehensive plan strongly recommends preserving scenic view-sheds, of which this is one of the most significant.

3. **HISTORIC ORDINANCE**

The Planning Commission discussed various portions of the proposed ordinance, including requirements for off-street parking and the potential for on-street parking in dense, residential neighborhoods/developments.

Discussion and questions ensued.

4. **APPROVAL OF MEETING MINUTES**

A motion, made by Mr. Tony Sherr and seconded by Mr. Doug Rotondo, to approve the minutes of the April 11<sup>th</sup>, 2013 meeting was passed unanimously.

5. **PLANNING COMMISSION AGENDA SCHEDULED FOR MAY 6<sup>th</sup>, 2013 JOINT MEETING WITH BOARD OF SUPREVISORS**

- Historic Ordinance
- Priority of Ordinance Amendments
- Minutes

6. **PLANNING COMMISSION AGENA FOR MAY 9<sup>TH</sup>, 2013 MEETING**

- Historic Ordinance
- Minutes

7. **PUBLIC COMMENT**

None

8. **ADJOURNMENT**

There being no further business to come before this committee the meeting of the Worcester Township Planning Commission was adjourned by Mr. Todd at 9:35 P.M.

WORCESTER TOWNSHIP  
BOARD OF SUPREVISORS & PLANNING COMMISSION JOINT MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, WORCESTER, PA  
MONDAY, MAY 6<sup>th</sup>, 2013 8:00 A.M.

**CALL TO ORDER**

The regularly scheduled joint meeting of the Board of Supervisors & Planning Commission was called to order by Mr. Arthur Bustard at 8:01 A.M.

**ATTENDANCE**

**PRESENT:**

Arthur Bustard	Chairman: Board of Supervisors
Susan Caughlan	Vice Chairman: Board of Supervisors
Steve Quigley	Member: Board of Supervisors
Gordon Todd	Chairman: Planning Commission
Pat Quigley	Vice Chairman: Planning Commission
Chris David	Member: Planning Commission
Tony Sherr	Member: Planning Commission
Matthew Schelly	Montgomery County Planning Commission
F. Lee Mangan	Township Manager
James J. Garrity, Esq.	Township Solicitor
Joseph J. Nolan, P.E.	Township Engineer
Julie Lanzillo	Director of Parks & Recreation
Tiffany M. Loomis	Zoning Officer

**ABSENT:**

Doug Rotondo	Member: Planning Commission
Eunice Kriebel	Township Assistant Manager/ Treasurer

**1. HISTORIC ORDINANCE AMENDMENT**

Mr. Todd explained that the Planning Commission is currently working on the definition section of the proposed Historic Ordinance Amendment and are in the process of finishing this section.

The Planning Commission has selected homes built in 1920 and before as the standard for accessing homes as part of the historical ordinance.

Ms. Susan Caughlan inquired about the 90 day assessment period and if this was modeled off of other Township ordinances. Mr. Todd responded that the Planning Commission has not yet addressed this topic in detail.

Mr. Sherr commented that other Township Historic Ordinances were reviewed, such as Lower Merion, and the purpose of the cooling off period is for the preservation of the historic structure when the demolition permit is applied for.

Discussion and questions ensued regarding other community's historical ordinances, demolition standards, and community awareness through education.

Mr. Quigley inquired if in other communities have had legal challenges regarding historical ordinance regulations due to private property owners not wanting to abide by such restrictive regulations.

Mr. Todd explained that the ordinance would be written to offer an incentive to residents.

Ms. Quigley further explained the various options offered through the proposed historical ordinance.

Discussion and questions ensued regarding other community's historical ordinances, demolition standards, and community awareness through education.

Mr. Bustard addressed concern with the Historical Committee and how they went about developing the historic property owner list which entailed contacting the property owner.

Ms. Caughlan clarified that the property owners were not directly contacted. A roadside survey was proposed by the Historical Committee.

Discussion and questions ensued regarding how properties get added and removed from the historical property list.

The Board of Supervisors and Mr. Todd discussed private property rights.

Mr. Bustard addressed everyone inquiring how is best to proceed.

Mr. James Garrity confirmed that most property owners do not appreciate being told what to do with their property/ home and clarified that most of the Historic Ordinances in Montgomery County have had issues. Mr. Garrity suggested taking the perspective of encouraging preservation, whereas if the Historic Ordinance is more restrictive private property owners are not as likely to be cooperative.

The Board of Supervisors discussed the options available to property owners through this proposed ordinance.

Dr. Mollick commented on the options provided to the public through the proposed Historic Ordinance and how personal property rights are affected.

Discussion and questions ensued regarding personal property rights.

Mr. Bustard requested that the Planning Commission further work on the Historic Ordinance and present a progress report at the next scheduled joint meeting.

## **2. PRIORITY OF ORDINANCE AMENDMENTS**

- Village Planning for Center Point Village
- Sign Ordinance Revisions
- Restrictive Burning Ordinance

Discussion and questions ensued.

## **3. APPROVAL OF JOINT MEETING MINUTES:**

A motion by Mr. Todd for approval of the minutes for the joint meeting held on February 4<sup>th</sup>, 2013 per noted changes, seconded by Mr. Quigley, was passed unanimously.

Dr. Mollick commented on the language format of the minutes.

**4. PUBLIC COMMENT**

Mr. Jim Phillips commented on the Historic Ordinance, the Friends of Worcester and their involvement with the Historic Ordinance, tax relief relating to the Historic Ordinance, and the community's involvement pertaining to the Historic Ordinance.

The Board of Supervisors and Planning Commission offered clarification on Mr. Phillip's comments.

Dr. Mollick commented on the historic list of houses, open space, and public access to the preserved open space.

**5. ADJOURNMENT:**

There being no further business to come before this joint committee, the meeting of the Worcester Township Board of Supervisors & Planning Commission was adjourned by Mr. Arthur Bustard, at 8:56 A.M.

WORCESTER TOWNSHIP  
PLANNING COMMISSION WORK SESSION MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, WORCESTER, PA  
Thursday, May 9<sup>th</sup>, 2013      7:30 P.M.

**CALL TO ORDER**

The regularly scheduled meeting of the Planning Commission was called to order by Mr. Gordon Todd at 7:33 P.M.

**ATTENDANCE**

**PRESENT:**

Gordon Todd	Chairman
Pat Quigley	Vice Chairman
Doug Rotondo	Secretary
Chris David	Member
Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

**ABSENT:**

Anthony R. Sherr	Member
Tiffany M. Loomis	Township Zoning Officer

**GUESTS:**

Ms. Susan Caughlan    Overhill Drive Resident – Board of Supervisors

1.      **HISTORIC ORDINANCE**

The Planning Commission discussed various portions of the latest draft of the proposed ordinance.

Discussion and questions ensued.

2.      **APPROVAL OF MEETING MINUTES**

A motion, made by Ms. Chris David and seconded by Mr. Doug Rotondo, to approve the minutes of the April 25<sup>th</sup>, 2013 meeting, contingent upon minor corrections being made, was passed unanimously.

3.      **PLANNING COMMISSION AGENDA FOR MAY 23<sup>rd</sup>, 2013 MEETING**

- Historic Ordinance
- Minutes

4.      **PUBLIC COMMENT**

None

5.      **ADJOURNMENT**

There being no further business to come before this committee the meeting of the Worcester Township Planning Commission was adjourned by Mr. Todd at 9:52 P.M.

WORCESTER TOWNSHIP  
PLANNING COMMISSION MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, WORCESTER, PA  
Thursday, May 23<sup>rd</sup>, 2013 7:30 P.M.

**CALL TO ORDER**

The regularly scheduled meeting of the Planning Commission was called to order by Mr. Gordon Todd at 7:35 P.M.

**ATTENDANCE**

**PRESENT:**

Gordon Todd	Chairman
Pat Quigley	Vice Chairman
Doug Rotondo	Secretary
Chris David	Member
Anthony R. Sherr	Member
Tiffany M. Loomis	Township Zoning Officer
Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

**ABSENT:**

None

**GUESTS:**

Ms. Susan Caughlan: Overhill Drive Resident – Board of Supervisors  
Pastor Guiser: Valley Forge Road Resident – Evangelical Lutheran Church

**1. EVANGELICAL LUTHERAN CHURCH**

- THE PROPOSED LAND DEVELOPMENT CONSISTS OF A 5,427 SQUARE FOOT SANCTUARY ADDITION TO THE EXISTING CHURCH AND A PROPOSED 2,400 SQUARE FOOT PAVILION, WITH A 1,600 SQUARE FOOT STORAGE BUILDING ON A 25 ACRE LOT LOCATED AT 1190 VALLEY FORGE ROAD. THE PROJECT IS BEING CREATED IN ACCORDANCE WITH THE PROVISIONS OF THE AGR ZONING DISTRICT CRITERIA.

Pastor Guiser presented the land development plans for the Evangelical Lutheran Church.

The Planning Commission discussed the Township Engineer & Montgomery County Planning Commission's reviews.

Pastor Guiser confirmed that a resubmission of the plans would be forthcoming.

Questions and discussion ensued. No formal action was taken.

2. **HISTORIC ORDINANCE**

The Planning Commission discussed various portions of the latest draft of the proposed ordinance.

Mr. Matthew Schelly presented various recommendations.

Discussion and questions ensued. No formal action was taken.

3. **APPROVAL OF MEETING MINUTES**

A motion, made by Ms. Chris David and seconded by Ms. Pat Quigley, to approve the minutes of the May 9<sup>th</sup>, 2013 meeting, contingent upon minor corrections being made, was passed unanimously.

4. **PLANNING COMMISSION AGENDA FOR JUNE 13<sup>th</sup>, 2013 MEETING**

- Evans Subdivision located 3110 Heebner Rd
- Limited Industrial Research Ordinance Amendment
- Historic Ordinance
- Minutes
- Planning Commission Agenda

5. **PUBLIC COMMENT**

None

6. **ADJOURNMENT**

There being no further business to come before this committee the meeting of the Worcester Township Planning Commission was adjourned by Mr. Todd at 9:29 P.M.

WORCESTER TOWNSHIP  
PLANNING COMMISSION MEETING  
WORCESTER TOWNSHIP BUILDING  
WORCESTER, PA  
Thursday, June 27<sup>th</sup>, 2013 7:30 P.M.

**CALL TO ORDER**

The regularly scheduled meeting of the Planning Commission was called to order by Mr. Gordon Todd at 7:36 P.M.

**ATTENDANCE**

**PRESENT:**

Gordon Todd	Chairman
Doug Rotondo	Secretary
Chris David	Member
Anthony R. Sherr	Member
Tiffany M. Loomis	Township Zoning Officer
Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

**ABSENT:**

Pat Quigley	Vice Chairman
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**GUESTS:**

Mr. & Mrs. John & Megan Evans: Developer  
Ms. Andy Detterline: Representative for Limited Industrial Research Ordinance Amendment  
Mr. Mark Landis: Schultz Road Resident  
Mr. Frank Wells: Berks Road Resident

- EVANS SUBDIVISION LOCATED AT 3110 HEEBNER RD**
  - THE PLAN PROPOSES THE SUBDIVISION OF THE EXISTING 119.47 ACRE PARCEL INTO TWO LOTS. THE SUBJECT PARCEL HAS FRONTAGE ALONG THE SOUTH SIDE OF HOLLOW RD, THE WEST SIDE OF HEEBNER RD, AND THE WEST SIDE OF VALLEY FORGE RD IN THE AGR ZONING DISTRICT. LOT 2 PROPOSES A SINGLE FAMILY DWELLING, WHICH WILL TAKE ACCESS FROM VALLEY FORGE RD. LOT 2 PROPOSES TO CONTAIN THE EXISTING DWELLING AND OUTBUILDINGS AND TAKES ACCESS FROM HEEBNER RD. IT DOES NOT APPEAR THAT THERE WILL BE ANY IMPROVEMENTS OR CHANGES TO LOT 1 AT THIS TIME. WE NOTE THAT THIS PARCEL WAS SUBJECT TO A MINOR SUBDIVISION IN 2012 TO CREATE A BUILDING LOT FRONTING ON HOLLOW RD.

Mr. & Mrs. John & Megan Evans presented the overall plan. They are in the process of utilizing Act 319. Mr. Evans further explained how the land was heavily tested for percolation and this is why the current location has been chosen.

Mr. Gordon Todd referenced the Township Engineer's review.

Ms. Chris David appreciated being able to tour the site.

Mr. Doug Rotondo inquired if the facade will face the road. Mr. & Mrs. Evans replied that they are planning on making this more of a ranch style home with the façade facing the road.

Questions and discussion ensued.

**RECOMMENDATION:**

A motion by Ms. David, seconded by Mr. Rotondo, recommending preliminary & final approval consideration to the Board of Supervisors contingent upon the Township Engineer's review dated March 5<sup>th</sup>, 2013, was unanimously voted upon.

2. **LIMITED INDUSTRIAL RESEARCH DISTRICT ORDINANCE AMENDMENT**  
Mr. Todd reviewed the two (2) proposed text amendments; one from 2010 and the one before the BOS scheduled for hearing on 7/17/2013.

Mr. Matthew Schelly commented that recreational uses are not defined.

Mr. Mark Landis commented about the surrounding residents, has an issue with the amendment ordinance process, addressed variance rules and regulations, and has requested to obtain a history of how the Limited Industrial Zoning District evolved.

Mr. Todd addressed that this proposed zoning amendment should be applied to the other two (2) Limited Industrial District Zoned properties.

Mr. Schelly further expanded on this comment and explained the reason for this is due to traffic impact.

Mr. Todd addressed parking.

Ms. Andy Detterline addressed this issue and further explained this section of the ordinance. The ordinance allows for structured parking.

Mr. Landis is in disagreement with allowing structured parking.

Mr. Todd explained floor area ratio.

Mr. Schelly suggested providing specific setbacks that could control structured parking, as well as buffering.

Mr. Landis commented on light pollution.

Ms. Detterline formally introduced the property and proposed ordinance. She further explained as to why this ordinance is specific to this site. If the proposed ordinance is applied to other Limited Industrial zoned areas major residential impact would occur due to the proposed heights allowed.

Ms. David is concerned about the overall height. Ms. Detterline and Mr. Schelly clarified this section of the proposed ordinance.

Mr. Landis requested that heli-ports be restricted.

Ms. Detterline further explained that the main entrance is from Schultz road, however when the parking connection occurs all parking can then be accessed from Morris Rd.

Discussion and questions ensued.

### **RECOMMENDATION:**

A motion by Ms. David, seconded by Mr. Rotondo, recommending that modifications are made to the language including a definition of indoor recreation, floor area ratio & incineration, prohibit incineration of any kind, prohibit heli-ports, modify the language regarding enclosed parking facilities, modify the language regarding height projections to read clearly, consider the Limited Industrial Research District text amendment to be included in the existing Limited Industrial Zoning District language, include item #6 of the MCPC recommendation which includes a conservation easement within the Natural Resource Protection Strategy Area depicted in the Township comprehensive plan or within 150 feet of the creek centerline (whichever is greater), add limitations/specifics regarding the height and area of the garage, and have the Township Solicitor access item #7 of the MCPC recommendation addressing bicycle and pedestrian improvements being added to the Zoning Amendment, was unanimously voted upon.

3. **DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT GRANT FOR THE ZACHARIAS TRAIL**

The Planning Commission recognized the application is being submitted by Worcester Township and has no objections to the project moving forward.

4. **HISTORIC ORDINANCE AMENDMENT**

Tabled until the next meeting held on July 25<sup>th</sup>, 2013.

Mr. Schelly shall be giving a presentation regarding the matter.

5. **PLANNING COMMISSION AGENDA FOR JULY 11<sup>TH</sup>, 2013 MEETING**

- Limited Industrial Research Ordinance Amendment
- Historic Ordinance
- Zoning Hearing Board Application Review
- Minutes
- Planning Commission Agenda for July 25<sup>th</sup>, 2013 Meeting

6. **APPROVAL OF MEETING MINUTES**

A motion by Ms. David, seconded by Mr. Sherr for the approval of the minutes for the meeting held on May 23<sup>rd</sup>, 2013 contingent upon minor corrections, was passed unanimously.

7. **PUBLIC COMMENT**

None

8. **ADJOURNMENT**

There being no further business to come before this committee the meeting of the Worcester Township Planning Commission was adjourned by Mr. Todd at 9:31 P.M.

WORCESTER TOWNSHIP  
PLANNING COMMISSION WORK SESSION MEETING  
WORCESTER TOWNSHIP BUILDING  
WORCESTER, PA  
Thursday, July 11<sup>th</sup>, 2013 7:30 P.M.

**CALL TO ORDER**

The regularly scheduled meeting of the Planning Commission was called to order by Mr. Gordon Todd at 7:36 P.M.

**ATTENDANCE**

**PRESENT:**

Mr. Gordon Todd	Chairman
Ms. Pat Quigley	Vice Chairman
Ms. Chris David	Member
Mr. Anthony R. Sherr	Member
Ms. Tiffany M. Loomis	Township Zoning Officer
Mr. Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

**ABSENT:**

Mr. Doug Rotondo	Secretary
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**GUESTS:**

Ms. Susan Caughlan: Board of Supervisor & Overhill Drive Resident  
Ms. Bernadette Kearney, Esq.: Representative for ZHB APPL# 13-06: Trustees of the Local Union No. 126 Occupational Safety, Health, & Education Trust Fund located at 3455 Germantown Pike  
Mr. Joseph S. Russella, Jr., P.E.: Representative for ZHB APPL# 13-06: Trustees of the Local Union No. 126 Occupational Safety, Health, & Education Trust Fund located at 3455 Germantown Pike  
Mr. Steve Lutz: Member of Trustees of the Local Union No. 126  
Mr. Mike Torpey: Member of Trustees of the Local Union No. 126  
Mr. Tom Leach: Member of Trustees of the Local Union No. 126  
Mr. Larry Mengel: Member of Trustees of the Local Union No. 126  
Mr. Rich Muttik: Member of Trustees of the Local Union No. 126  
Ms. Andy Detterline: Representative for Limited Industrial Research Ordinance Amendment  
Ms. Michelle Jackson-Greenawalt: Locust Drive Resident  
Mr. Frank Wells: Berks Road Resident

1. **ZONING HEARING BOARD APPLICATION #13-06: TRUSTEES OF THE LOCAL UNION No. 126 OCCUPATIONAL SAFETY, HEALTH, & EDUCATION TRUST FUND LOCATED AT 3455 GERMANTOWN PIKE**

The following relief has been requested to permit the expansion of the existing use on the property with the construction of a 2 story building for vocational/ technical classrooms and offices:

- Special Exception and Variance pursuant to §150-166.B to permit the expansion of a nonconforming use;

- Variance from §150-13.B.(2) to permit a front yard setback of 180' which is less than the Ordinance requires;
- Variance from §150-13.B.(2) to permit side yard setbacks of 47' & 106' which are less than the Ordinance requires;
- Variance from §150-14.A. & B. to permit a maximum building coverage of 12.22% & a maximum impervious coverage of 34%, which are more than the Ordinance permits;
- Variance from §150-16.B.(1) & (2) to permit parking within the front & side yard setbacks and within 100' of the property lines

Ms. Bernadette Kearney & Mr. Joseph S. Russella, P.E. presented the application and plans to the Planning Commission. An in-depth history of the property was presented.

Mr. Tony Sherr inquired as to what kind of training is taking place.

Ms. Pat Quigley inquired about geographical draw and the training schedule proposed in relation to the current training schedule.

Ms. Kearney explained there are 1,900 members and most training occurs on the weekends and some evening trainings exist. The training occurs approximately three (3) weekends a month. This addition allows the trainees to perform training hours in any weather condition due to having an enclosed building.

The Planning Commission requested that the applicants explain what surrounding properties are adjacent to theirs.

Mr. Gordon Todd inquired if the property owner to the east had been contacted.

Ms. Kearney & the Electrical Members responded not at this time.

Mr. Todd does not see any issues from a planning perspective.

Mr. Matthew Schelly inquired about reserve parking & pervious paving. The Electrical Union explained that with pervious paving there is a great deal of maintenance. Additionally, the parking is needed to accommodate trainees.

Ms. Kearney presented renderings of what the property and facility would look like if the Zoning Hearing Board relief is granted.

Ms. Quigley likes the current buffering and the mature trees that exist at the rear portion of the property, however requested that the Electrical Union consider additional buffering on the property's west side.

The Electrical Union was in agreement to look to creatively maintain some kind of buffer and will further elaborate on the specific kind of buffering once the initial design process is completed.

The Electrical Union addressed that the property is well maintained and that they are running a professional operation.

Mr. Todd does not see any objections from a planning perspective and further explained that the Land Development process will be required.

Ms. Kearney further elaborated on this process.

Ms. Michelle Jackson-Greenawalt is in favor of the plan and emphasized the more trees planted the better for buffering purposes.

Ms. Susan Caughlan addressed ownership of the property in the future and suggested a Conditional Use possibility to enable the education component to limit the commercial potential that is available in the AGR Zoning District. Additionally, she inquired about the pre-existing non-conforming use status.

The Planning Commission generally agrees with the application proposed and suggested that the expansion of the property / structures be presented as an educational use instead of Classroom Training, Office, and Assembly as presented on the application.

The Township will further explore the suggestions offered by the Planning Commission and Ms. Caughlan with the Township Solicitor's Office.

2. **LIMITED INDUSTRIAL RESEARCH DISTRICT ORDINANCE AMENDMENT**  
Ms. Detterline formally introduced the property and proposed ordinance. She further explained as to why this ordinance is specific to this site. If the proposed ordinance is applied to other Limited Industrial zoned areas major residential impact would occur due to the proposed heights allowed.

Mr. Todd addressed use regulations regarding "Indoor recreational facility" and further expressed that Section 150-237 (C) which includes the definition needs to be eliminated.

The Planning Commission is in agreement with adding the heli-port exclusion and adding a definition for floor area ratio.

Ms. Jackson-Greenawalt inquired about the height of the building.

The Planning Commission inquired about current recorded plan.

Mr. Todd & Ms. Chris David addressed building and impervious coverage limits and buffering regarding the proposed height allowed.

Mr. Todd commented on page 2 Sections (E&F) suggesting that legal counsel review if there is a conflict.

The Planning Commission commented on Section 150-214 suggesting that for every foot height is increased a two (2) foot setback shall be required as measured from the edge of the building.

The Planning Commission commented on Section 150-242 (C) suggesting to add a period after impervious coverage. The following wording then needs to be added "Enclosed parking facilities shall not be considered in calculating building coverage provided that any existing surface parking area located within 150' feet of a residential zone be removed".

Ms. Detterline addressed the floor area ratio concerns and inquired as to what is the issue with wanting more parking.

Mr. Schelly suggested that there be removal of existing parking situated within a 150' of an adjacent residential property when parking structures are added. The resulting buffer area should be required to be planted to the specification required in Chapter 130 of the Land Development and Subdivision Ordinance.

Ms. Detterline addressed the request of conservation easements. Ms. Caughlan further explained as to why this is being requested. Discussion & question ensued regarding if this area should be designated as an easement.

The Planning Commission commented on Section 150-243 suggesting to add Item C(3) to state the following: All riparian corridor conservation district areas, as defined in Section 150-146.6, shall be maintained as natural habitat and shall not be clear cut or maintained as mowed lawn.

The Planning Commission commented on that Section 150-236 is Worcester Township's TDR ordinance and that the proposed ordinance be properly numbered.

The Planning Commission suggested that the Limited Industrial Research District be referenced as the "LIR" District throughout the Ordinance Amendment.

#### Public Comment

Ms. Jackson-Greenawalt inquired as who would be leasing. Ms. Detterline explained that research facilities are interested in the property and this is the reason for proposing a pure research district.

Ms. Detterline further explained the current tenants: METSO & VYGON. Both are industrial and office uses. Additionally, McNeil is storing equipment in the back of the building. Approximately 100,000 sq. ft. is leased.

Ms. Jackson-Greenawalt inquired as to how long the building has been vacant. Ms Detterline replied for quite a few years.

The Planning Commission discussed adjacent property owners.

Mr. Frank Wells commented on the permeating light/ light pollution.

Ms. Jackson-Greenawalt & Mr. Wells commented on noise issues.

Mr. Todd suggested Ms. Detterline to move forward with the public hearing.

**RECOMMENDATION:**  
No Official Action Taken.

3. **HISTORIC ORDINANCE AMENDMENT**

Tabled until the next meeting scheduled for July 25<sup>th</sup>, 2013.

Mr. Schelly shall be giving a presentation regarding the matter.

4. **PLANNING COMMISSION AGENDA FOR JULY 25<sup>TH</sup>, 2013 MEETING**

- Historic Ordinance
- Zoning Hearing Board Application Review
- Minutes
- Planning Commission Agenda for August 8<sup>th</sup>, 2013 Meeting

5. **APPROVAL OF MEETING MINUTES**

A motion by Mr. Sherr, seconded by Ms. David for the approval of the minutes for the meeting held on June 27<sup>th</sup>, 2013 contingent upon minor corrections, was passed unanimously.

6. **PUBLIC COMMENT**

Mr. Todd informed the Planning Commission that Mr. John Kennedy has been hired for the Village Planning Exercise. Mr. Kennedy and his staff will be making a presentation at the joint meeting.

7. **ADJOURNMENT**

There being no further business to come before this committee the meeting of the Worcester Township Planning Commission was adjourned by Mr. Todd at 9:55 P.M.

WORCESTER TOWNSHIP  
PLANNING COMMISSION MEETING  
WORCESTER TOWNSHIP BUILDING  
WORCESTER, PA  
Thursday, July 25<sup>th</sup>, 2013 7:30 P.M.

**CALL TO ORDER**

The regularly scheduled meeting of the Planning Commission was called to order by Mr. Gordon Todd at 7:36 P.M.

**ATTENDANCE**

**PRESENT:**

Mr. Gordon Todd	Chairman
Ms. Pat Quigley	Vice Chairman
Mr. Doug Rotondo	Secretary
Ms. Chris David	Member
Mr. Anthony R. Sherr	Member
Ms. Tiffany M. Loomis	Township Zoning Officer
Mr. Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

**ABSENT:**

None

**GUESTS:**

Ms. Andy Detterline: Representative for Limited Industrial Research Ordinance Amendment  
Ms. Michelle Jackson-Greenawalt: Locust Drive Resident  
Mr. Frank Wells: Berks Road Resident

**1. LIMITED INDUSTRIAL RESEARCH DISTRICT ORDINANCE AMENDMENT**

Ms. Detterline introduced a revised draft version of the Limited Industrial Research District Ordinance Amendment based on the recommended changes made by the Planning Commission at their July 11<sup>th</sup>, 2013 meeting.

Discussion and questions ensued.

The Planning Commission suggested that heliport be prohibited.

The Planning Commission commented on Section 150-243 and Section 150-132(C) suggesting to include after the word "facility" the following language: "or increase the height of building shall provide a screen buffer in accordance with Section 130.28 (G)(5)(f). This buffer shall be a minimum width of 75' feet." Additionally, the Planning Commission suggested deleting the section from the word "any" to the word "installed".

The Planning Commission commented on Section 150-131 suggesting that a "B" subsection be added.

**RECOMMENDATION:**

A motion by Ms. Quigley, seconded by Mr. Rotondo for approval consideration by the Board of Supervisors of the proposed ordinance as revised, was passed unanimously.

**2. HISTORIC ORDINANCE AMENDMENT**

Mr. Schelly presented the draft Historic Ordinance.

Discussion and questions ensued.

The Planning Commission will continue discussing this matter at their August 8<sup>th</sup>, 2013 meeting.

**3. AGENDA FOR AUGUST 5<sup>th</sup>, 2013 JOINT MEETING WITH BOARD OF SUPERVISORS**

- Village Planning Presentation – Center Point Village
- Limited Industrial Research District Ordinance Amendment
- Historic Ordinance Status Update
- Minutes

**4. PLANNING COMMISSION AGENDA FOR AUGUST 8<sup>TH</sup>, 2013 MEETING**

- Zoning Hearing Board Application Review
- Historic Ordinance
- Planning Commission Agenda for August 22<sup>nd</sup>, 2013 Meeting
- Minutes

**5. APPROVAL OF MEETING MINUTES**

A motion by Mr. Sherr, seconded by Mr. Rotondo for the approval of the minutes for the meeting held on July 11<sup>th</sup>, 2013 contingent upon minor corrections, was passed unanimously.

**6. PUBLIC COMMENT**

None

**7. ADJOURNMENT**

There being no further business to come before this committee the meeting of the Worcester Township Planning Commission was adjourned by Mr. Todd at 10:10 P.M.

WORCESTER TOWNSHIP  
BOARD OF SUPREVISORS & PLANNING COMMISSION JOINT MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, WORCESTER, PA  
MONDAY, AUGUST 5<sup>th</sup>, 2013 8:00 A.M.

**CALL TO ORDER**

The regularly scheduled joint meeting of the Board of Supervisors & Planning Commission was called to order by Mr. Arthur Bustard at 8:02 A.M.

**ATTENDANCE**

**PRESENT:**

Arthur Bustard	Chairman: Board of Supervisors
Susan Caughlan	Vice Chairman: Board of Supervisors
Steve Quigley	Member: Board of Supervisors
Gordon Todd	Chairman: Planning Commission
Pat Quigley	Vice Chairman: Planning Commission
Chris David	Member: Planning Commission
Tony Sherr	Member: Planning Commission
Matthew Schelly	Montgomery County Planning Commission
F. Lee Mangan	Township Manager
James J. Garrity, Esq.	Township Solicitor
Joseph J. Nolan, P.E.	Township Engineer
Julie Lanzillo	Director of Parks & Recreation
Tiffany M. Loomis	Zoning Officer

**ABSENT:**

Doug Rotondo	Member: Planning Commission
Eunice Kriebel	Township Assistant Manager/ Treasurer

**GUESTS:**

Mr. John Kennedy	Kennedy & Associates, Inc.
Mr. John Cover	Montgomery County Planning Commission
Ms. Holly Major	Montgomery County Planning Commission

**1. VILLAGE PLANNING – CENTER POINT VILLAGE**

Mr. John Kennedy, Mr. John, Cover, Mr. Matt Schelly, and Ms. Holly Major gave a presentation regarding Village Planning at Center Point Village pertaining to a Master Plan.

Mr. Cover explained that the Master Plan that will be proposed will be a team effort including the public.

Mr. Kennedy addressed looking at future growth in Center Point Village and managing growth. He further explained the objectives of creating a Master Plan

Mr. Phillips inquired as to what the purpose of the Master Plan is and how it relates to the comprehensive plan.

Mr. Kennedy explained that the proposed Master Plan would be a way to implement the Comprehensive plan and how the main roadways will be affected.

Mr. Phillips inquired about square footage requirements that will be proposed and how development costs will be affected in terms of economic profit. He further explained that it may be too costly per square foot for Developers to want to build some kind of product.

Mr. Kennedy explained the intent of the exercise is to understand the needs and desires of the community as well as create a Master Plan that will be economically viable focusing on mix use development while maintain rural character.

Mr. Bustard addressed and confirmed that 3 areas in the Township were selected to be evaluated for Village Planning: Cedars Village, Center Point Village, and Fairview Village. He addressed large box stores and how stores of this nature impact traffic flow.

Destination areas versus village areas were discussed in length.

Mr. Cover addressed the overall process and proposed the question of “How the Center Point Village wills development in the future”?

Mr. Quigley addressed the time frame and how it is important to review the information and materials. Projects such as these take more time than typically expected and/or originally planned for.

Ms. Caughlan inquired as to how the public will be informed (i.e. Township Website).

Discussion and questions ensued.

Center Point Village Planning/ Visioning Sessions are scheduled for October 3<sup>rd</sup>, 2013 & November 7<sup>th</sup>, 2013 for the public and Township staff to learn more about the Master Plan process and provide input. The Planning Sessions are to be at the Community Hall at 1031 Valley Forge Rd, Fairview Village, PA 19490.

## **2. HISTORIC ORDINANCE AMENDMENT**

Mr. Todd updated the Board of Supervisors as to the status of the Historic Ordinance.

The Planning Commission has created a list of any home older than 1920 and these homes are going to be considered to be Historic. Additionally, a process has been developed to offer incentives for an individual to preserve their home.

Mr. Bustard inquired as to when the final copy will be presented to the Board of Supervisors.

Mr. Todd & Mr. Bustard agreed that by year end of 2013 the ordinance will be discussed for advertisement by the Board of Supervisors.

## **3. APPROVAL OF JOINT MEETING MINUTES:**

A motion by Ms. Caughlan for approval of the minutes for the joint meeting held on May 6<sup>th</sup>, 2013 per noted changes, seconded by Mr. Todd, was passed unanimously.

## **4. PUBLIC COMMENT**

None

## **5. ADJOURNMENT:**

There being no further business to come before this joint committee, the meeting of the Worcester Township Board of Supervisors & Planning Commission was adjourned by Mr. Arthur Bustard, at 8:48 A.M.

WORCESTER TOWNSHIP  
PLANNING COMMISSION WORK SESSION MEETING  
WORCESTER TOWNSHIP BUILDING  
WORCESTER, PA

Thursday, August 8<sup>th</sup>, 2013 7:30 P.M.

**CALL TO ORDER**

The regularly scheduled meeting of the Planning Commission was called to order by Ms. Pat Quigley at 7:37 P.M.

**ATTENDANCE**

**PRESENT:**

Ms. Pat Quigley	Vice Chairman
Mr. Doug Rotondo	Secretary
Ms. Chris David	Member
Ms. Tiffany M. Loomis	Township Zoning Officer
Mr. Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

**ABSENT:**

Mr. Gordon Todd	Chairman
Mr. Anthony R. Sherr	Member

**GUESTS:**

Ms. Susan Caughlan: Board of Supervisor & Overhill Drive Resident  
Ms. Maeve Vogan: Dell Road Resident

**1. HISTORIC ORDINANCE AMENDMENT**

Mr. Matthew Schelly presented 4 versions of the proposed Historical Ordinance.

Versions A & B versions were the previous revisions requested by the Planning Commission. Versions C & D were the focus of the meeting and discussion.

Version "C" (d)(1) requires that a demolition permit be required

The Planning Commission meeting schedule was discussed regarding the demolition permit review requirements. (I.e. 45 days, 60 days, 90 days)

Mr. Schelly outlined various timelines that could be used in this process and gave an example of the year long process utilized in Lower Merion Township.

Ms. Quigley addressed filing a public notice with the community regarding when a historical structure is proposed to be demolished.

Mr. Doug Rotondo suggested notifying the Historical Society. Discussion and questions ensued.

Ms. Chris David suggested that 90 days be the standard requirement with an additional time period option due to special case scenarios when reviewing demolition permits.

Mr. Schelly suggested that the Demolition of Historic Resources Application offer a recommendation section for the Planning Commission and that a list of relevant properties be provided on the Township website.

Ms. David addressed that the application be reasonably sufficient.

Ms. Quigley addressed historical value vs. monetary value.

The Planning Commission addressed natural disasters regarding the Uniform Construction Code.

Discussion and questions ensued regarding draft Historical Ordinance.

2. **PLANNING COMMISSION AGENDA FOR AUGUST 8<sup>TH</sup>, 2013 MEETING**

- Historic Ordinance
- Planning Commission Agenda for September 12<sup>th</sup>, 2013 Meeting
- Minutes

3. **APPROVAL OF MEETING MINUTES**

A motion by Ms. David, seconded by Mr. Rotondo for the approval of the minutes for the meeting held on July 25<sup>th</sup>, 2013 contingent upon minor corrections, was passed unanimously.

4. **PUBLIC COMMENT**

None

5. **ADJOURNMENT**

There being no further business to come before this committee the meeting of the Worcester Township Planning Commission was adjourned by Ms. Quigley at 9:35 P.M.

WORCESTER TOWNSHIP  
PLANNING COMMISSION MEETING.  
WORCESTER TOWNSHIP BUILDING  
WORCESTER, PA  
Thursday, August 22<sup>nd</sup>, 2013      7:30 P.M.

**CALL TO ORDER**

The regularly scheduled meeting of the Planning Commission was called to order by Ms. Pat Quigley at 7:36 P.M.

**ATTENDANCE**

**PRESENT:**

Ms. Pat Quigley	Vice Chairman
Mr. Doug Rotondo	Secretary
Ms. Chris David	Member
Mr. Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

**ABSENT:**

Mr. Gordon Todd	Chairman
Mr. Anthony R. Sherr	Member
Ms. Tiffany M. Loomis	Township Zoning Officer

**GUESTS:**

Ms. Susan Caughlan: Overhill Drive Resident

**1. HISTORIC ORDINANCE AMENDMENT**

Mr. Matthew Schelly presented versions "E" & "F" of the Historic Ordinance.

Version "E" showed all changes from the August 8<sup>th</sup>, 2013 meeting (including deletions).

Version "F" showed only additions from August 8<sup>th</sup>, 2013 meeting.

Discussion and questions ensued regarding the draft Historical Ordinance.

**2. PLANNING COMMISSION AGENDA FOR SEPTEMBER 12<sup>th</sup>, 2013 MEETING**

- Historic Ordinance
- Conditional Use Application regarding Lighting for Methacton School District Proposed Turf Fields
- Limited Industrial Research District Ordinance Amendment
- Planning Commission Agenda for September 26<sup>th</sup>, 2013 Meeting
- Minutes

**3. APPROVAL OF MEETING MINUTES**

A motion by Ms. Quigley, seconded by Mr. Rotondo for the approval of the minutes for the meeting held on August 8<sup>th</sup>, 2013 contingent upon minor corrections, was passed unanimously.

**4. PUBLIC COMMENT**

None

5. **ADJOURNMENT**

There being no further business to come before this committee the meeting of the Worcester Township Planning Commission was adjourned by Ms. Quigley at 9:43 P.M.

WORCESTER TOWNSHIP  
PLANNING COMMISSION WORK SESSION MEETING  
WORCESTER TOWNSHIP BUILDING  
WORCESTER, PA  
Thursday, September 12<sup>th</sup>, 2013      7:30 P.M.

**CALL TO ORDER**

The meeting was called to order by Gordon Todd at 7:30 PM.

**ATTENDANCE**

**PRESENT:**

Mr. Gordon Todd	Chairman
Mr. Doug Rotondo	Secretary
Ms. Chris David	Member
Mr. Anthony R. Sherr	Member
Mr. Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

**ABSENT:**

Ms. Pat Quigley	Vice Chairman
Ms. Tiffany M. Loomis	Township Zoning Officer

**GUESTS:**

Ms. Karen Allum, Anvil Drive Resident  
Mr. Frank R. Bartle, Esq. with Dischell, Bartle & Dooley, PC representing Methacton School District  
Mr. Robert Cannon, Mill Road Resident  
Ms. Susan Caughlan, Overhill Drive Resident  
Ms. Andy Detterline with Morris Road Investors representing 2750 Morris Rd  
Ms. Genevieve Dickey, Peacock Drive Resident (Lower Providence Twp.)  
Mr. Eric C. Frey with Dischell, Bartle & Dooley, PC representing Methacton School District  
Ms. Michelle Jackson-Greenawalt, Locust Drive Resident  
Mr. Pat Kelly, Mill Road Resident  
Dr. James Mollick, Country View Lane Resident  
Mr. David Pataki, Conestoga Lane Resident  
Mr. Joshua Rehrer, Kriebel Mill Road Resident  
Mr. & Mrs. John & Marcia Staples, Mill Road Resident  
Ms. Jeanie Steigerwalt, Grange Avenue Resident  
Ms. Barbara Young, Mill Road Resident

**1. CONDITIONAL USE APPLICATION REGARDING LIGHTING FOR METHACTON SCHOOL DISTRICT FOR PROPOSED ATHLETIC FIELD IMPROVEMENTS AT METHACTON HIGH SCHOOL**

Before the Planning Commission was able to consider and discuss the proposed plans for this project and Mr. Schelly's review letter, Mr. Frank R. Bartle, of Dischell, Bartle & Dooley, (legal representatives for the Methacton School District for this project) insisted on making a preliminary statement. Mr. Bartle had issues with the township's planning consultant from the Montgomery County Planning Commission, Mr. Matthew Schelly, who reviewed the proposed project and wrote a review letter with several recommendations. Mr. Bartle

believed that there was a “conflict of interest” with the Chairman of the Board of the Montgomery County Planning Commission, Mr. Marc Jonas, who also happened to be representing a resident in the surrounding neighborhood adjacent to the high school. Mr. Bartle was afraid that Mr. Jonas had somehow influenced Mr. Schelly’s recommendations to favor the residents over the school district. Mr. Bartle also believed that Mr. Schelly was not qualified to make any recommendations on this project, because Mr. Schelly is not a certified lighting professional.

Ms. Susan Caughlan, of the Board of Supervisors, stated that the township’s solicitor had looked into the possible conflict of interest in this matter, but had found none. Mr. Bartle protested saying the process would be “tainted” and that the Planning Commission should not be reviewing something with which they have no expertise. Mr. Gordon Todd said that Mr. Bartle was wrong, that the township planning commission was merely making a recommendation to the Board of Supervisors and not physically designing the lighting system. Ms. Caughlan reiterated the opinion of the township solicitor.

Mr. Todd said that the township planning commission very often reviews plans drawn up by engineers and surveyors, but are not involved with the actual designing of the projects. He said the Planning Commission’s role was one of advisory. Mr. Anthony Sherr said that the Planning Commission does not always agree with Mr. Schelly’s recommendations.

Mr. Schelly went over his review letter, dated September 12, 2013. He recommended that the lights should use the least level of illumination for proposed events while still providing safe and adequate light. He referenced professional literature which sets industry standards for the design of such lighting systems. Mr. Schelly recommended that the township have their own independent lighting professional review the proposed project so that the current lighting ordinance is followed in conjunction with reasonable industry standards. He also suggested that the township require more tree and shrub screening along the high school property lines to mitigate the effect of glare on neighboring properties. This screening should be maintained, added to, and replaced as needed perpetually, so that current and future neighbors are protected.

Questions and discussion ensued among the members of the Planning Commission and Mr. Schelly.

Mr. Bartle asked Mr. Schelly several questions, which Mr. Schelly answered sufficiently. Mr. Todd said that Mr. Bartle was unfairly questioning Mr. Schelly and that he was only making a recommendation.

Mr. Pat Kelly said that the proposed level of illumination was excessive. He believed that the athletic fields will eventually be more akin to a public park than a school playing field.

Mrs. Barbara Young remarked that she and her husband moved to Worcester for the ambiance and desired for it to continue. She was concerned that the proposed lights would ruin the quality of life for the neighborhood.

Mrs. Marcia Staples attested that the Quinn-Harris Document (a compromise brokered between then-MSD Superintendant Timothy Quinn and a local resident dealing with the proposed lights, dated November 27, 2012) set forth an appropriate guide for regulation of

the proposed lights. She believes that the quality of life and property values of the area would be diminished if the lights are built.

Mr. John Staples agreed with his wife and expressed concern over illumination spilling into the neighbors' houses. He did not think that the area for the proposed lights was appropriate, given the number of nearby residences. Mr. Staples also believed that it would be wrong for the school district to rent out the fields to outside groups in order to pay for the lights.

Mr. Robert Cannon agreed with the previous statements. He thought that the Worcester Planning Commission had the ability to make a recommendation to protect the neighbors. He believed that the Quinn-Harris Document was an appropriate compromise. Mr. Cannon stated that Mr. Bartle never mentioned the protection of the residents in his remarks.

Mr. Joshua Rehrer remarked that he liked how much darker the night sky in Worcester was compared to other places he had lived. His main concern was outside, non-school district affiliated groups coming in to use the fields in addition to regular school athletic events. He predicted that the pleasant atmosphere of the neighborhood would be degraded.

Mrs. Michelle Greenawalt-Jackson was concerned about the quality of life for the nearby residents.

Dr. James Mollick asked if the Planning Commission was going to make a formal recommendation regarding the proposed lighting plans.

Mr. Todd responded "No."

Dr. Mollick tried to assure Mr. Kelly that the current lighting ordinance would properly regulate the allowable levels of lighting through testing the system during installation. He said that "higher is better" in this kind of lighting situation and that the ordinance had lowered the maximum height of lights.

Mr. David Pataki commented that the current conditions of the athletic fields are "atrocious." He hoped for a good compromise.

Ms. Genevieve Dickey said that the people of Lower Providence Township should have equal say in the planning process as Worcester residents, since Lower Providence contributes more students than Worcester. She is very concerned about the safety of the students playing sports and the need for even more space for athletics.

Ms. Karen Allum remarked that she is not opposed to the proposed lights. However, she was worried about the future quality of life for the neighbors, especially traffic, noise, and vandalism. She thought that the school district was unwilling to listen to the concerns of the residents and uninterested in working with them to find a reasonable solution. Her property has incurred vandalism several times, and she may be forced to move if things get worse, due to the lights.

Mrs. Jeanie Steigerwalt expressed fears about the potential for increased noise pollution from multiple nights of athletic field use, the amount of light that might spill onto nearby properties, and outside groups using the fields. She thought that the Quinn-Harris Document was a good compromise and that since Dr. Quinn was no longer superintendent, the school

district was lying to the residents. She questioned as to why the school district was planning on doing all the field improvements at once.

Mr. Bartle said that the proposed lights would be allowed to be used for whatever length of time the current lighting ordinance allows and that the level of illumination *on the fields* was what mattered. He insisted that the school district had listened to the concerns of the neighbors, though not necessarily satisfying everyone. He believed that Dr. Quinn had no right, as Superintendent, to make the agreement which became the Quinn-Harris Document.

Mr. Sherr further explained that the Planning Commission had strictly an advisory role and that it was not qualified to make specific decisions about lighting design.

Mr. Todd further explained that he understood the concerns of the neighbors but knew that the lights will eventually be constructed. He believed that everything possible should be done to shield the nearby residents from the glare of the proposed lights.

The Planning Commission was in agreement that, though the lights are inevitable, the rights of the neighbors need to be taken into consideration as the project moves forward.

No formal action was taken on this item.

The consensus of the Planning Commission was that Mr. Schelly's letter should be made part of the minutes, with special emphasis on his recommendation for additional vegetative buffering and the perpetual maintenance of such.

**2. LIMITED INDUSTRIAL RESEARCH DISTRICT – ORDINANCE AMENDMENT**

The Planning Commission reviewed the final draft of this proposed ordinance amendment and some minor corrections were made.

No formal action was taken.

**3. ADJOURNMENT**

There being no further business to come before this committee, the meeting of the Worcester Township Planning Commission was adjourned by Mr. Todd at 10:00 PM.

WORCESTER TOWNSHIP  
PLANNING COMMISSION WORK SESSION MEETING  
WORCESTER TOWNSHIP BUILDING  
WORCESTER, PA

Thursday, October 10<sup>th</sup>, 2013      7:30 P.M.

**CALL TO ORDER**

The regularly scheduled meeting of the Planning Commission was called to order by Mr. Gordon Todd at 7:39 P.M.

**ATTENDANCE**

**PRESENT:**

Mr. Gordon Todd	Chairman
Ms. Pat Quigley	Vice Chairman
Mr. Doug Rotondo	Secretary
Ms. Chris David	Member
Ms. Tiffany M. Loomis	Township Zoning Officer
Mr. Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

**ABSENT:**

Mr. Anthony R. Sherr      Member

**GUESTS:**

Ms. Michelle Jackson-Greenawalt, Locust Drive Resident

**1. HISTORIC ORDINANCE AMENDMENT**

Mr. Matthew Schelly presented the final draft version of the Historic Ordinance.

Discussion and questions ensued regarding the final draft version of the Historical Ordinance.

**RECOMMENDATION:**

A motion by Ms. Quigley, seconded by Mr. Rotondo for approval consideration by the Board of Supervisors of the proposed ordinance, contingent upon Mr. Shelly providing the final clean version copy to Worcester Township was passed unanimously.

**2. PLANNING COMMISSION AGENDA FOR OCTOBER 24<sup>th</sup>, 2013 MEETING**

- Center Point Village – Village Planning

**3. APPROVAL OF MEETING MINUTES**

A motion by Ms. David, seconded by Ms. Quigley for the approval of the minutes for the meeting held on August 22<sup>nd</sup>, 2013 contingent upon minor corrections, was passed unanimously.

A motion by Mr. Rotondo, seconded by Ms. David for the approval of the minutes for the meeting held on September 12<sup>th</sup>, 2013 contingent upon minor corrections, was passed unanimously.

4. **PUBLIC COMMENT**

None

5. **ADJOURNMENT**

There being no further business to come before this committee the meeting of the Worcester Township Planning Commission was adjourned by Mr. Todd at 9:43 P.M.

WORCESTER TOWNSHIP  
PLANNING COMMISSION MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
1031 VALLEY FORGE ROAD, WORCESTER, PA  
Thursday, October 24<sup>th</sup>, 2013                      7:30 P.M.

**CALL TO ORDER**

The regularly scheduled meeting of the Planning Commission was called to order by Mr. Gordon Todd at 7:34 P.M.

**ATTENDANCE**

**PRESENT:**

Mr. Gordon Todd	Chairman
Ms. Pat Quigley	Vice Chairman
Mr. Doug Rotondo	Secretary
Ms. Chris David	Member
Mr. Anthony R. Sherr	Member
Ms. Tiffany M. Loomis	Township Zoning Officer
Mr. Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

**ABSENT:**

None

**GUESTS:**

Mr. John Cover, Montgomery County Planning Commission  
Mr. John Kennedy, Kennedy & Associates  
Ms. Michelle Jackson-Greenawalt, Locust Drive Resident

**1. VILLAGE PLANNING**

- CENTER POINT VILLAGE
  - PRESENTATION BY MR. JOHN COVER & MR. JOHN KENNEDY TO THE WORCESTER TOWNSHIP PLANNING COMMISSION

Mr. John Kennedy gave a presentation of the Master Plan for the Village Planning of Center Point Village.

He confirmed that has been heavy response from the residents regarding the survey that was posted online; 209 responses have been received.

Mr. Kennedy addressed designating a boundary line that would eliminate split zoning for properties. The boundary shown currently does not do this.

Ms. Pat Quigley addressed village boundaries and thinks that the boundary shown is not inclusive enough. She expressed that the Meadowood Community should be included.

Mr. John Cover addressed the logic behind the boundary lines shown to date.

Mr. Gordon Todd suggested that drawing such clear boundaries will make the public think that all decisions have been made. He expressed that this meeting is to be an informational work session.

Mr. Cover agreed that this is an informational work session. He agrees with Mr. Kennedy about not having split zoning and including the entire in or out of the boundary.

Mr. Kennedy addressed the top five (5) images and the five (5) lowest scoring images, as well as reported the results of the survey.

- The number #1 option was a Pedestrian Links to an open space area.
- The number #2 option was a Pedestrian link to residential areas/ neighborhoods.
- The third (3<sup>rd</sup>) most favorable image was a residential well landscaped immaculately maintained property that could be used for a bed & breakfast and or a quant village feel.
- The fourth (4<sup>th</sup>) most well received image represented was a farm center that included a dirt gravel road that was well landscaped.
- The fifth (5<sup>th</sup>) most well received area showed a brick walking area with the buildings close to the roadway.

Overall, big box stores were not received well by the resident that completed the survey.

The images of street parking and design similar to Manayunk were not received well by the general public.

Mr. Doug Rotondo referenced the historical significance of Center Point and how it used to be. He suggested the Village be modeled after the original concept.

Discussion and questions ensued amongst the Planning Commission

The Palmers are looking to sell their property located at the corner of Route 73 (Skippack Pike) and Route 363 (Valley Forge Road).

The concept of “no” change as a decision was discussed.

Mr. Tony Sherr’s main concern is if this village master plan will be modeled after Cedars Village. He inquired as to what will be different in this proposed Master Plan.

Mr. Cover explained that there is capability of public water & sewer.

Mr. Todd is not in favor of the WaWa design due to it not allowing small business to prosper in Worcester Township. An example of this would be in Audubon which has created barren areas.

Mr. Todd foresees a cluster mix-used development with a hometown feel would work best for the Master Village Plan.

Ms. David was in agreement.

Mr. Cover appreciated gaining a better understanding of what the main vision is.

Ms. Quigley addressed adapting the current area.

Mr. Cover referenced Gladwyne, PA due to this area being the wealthiest zip code in the county. He addressed density, aesthetics, and the commercial aspect. Mr. Cover's main concern is that there will be no consensus in end.

Ms. Quigley would like to see a master plan to make further assessments.

Ms. David does not prefer retail chain buildings on every corner and expressed this is due to a matter of taste and scale.

The Planning Commission discussed in the length the WaWa business model.

Ms. Michelle Jackson-Greenawalt expressed how everyone is working together to create proactive change of which she is in favor.

2. **JOINT MEETING AGENDA FOR NOVEMBER 4<sup>th</sup>, 2013 WITH BOARD OF SUPERVISORS**

- Center Point Village – Village Planning
- Clean Up Ordinance – Prioritize
- Worcester Township Planning Commission Annual Report
- Meeting Minutes
  - August 5<sup>th</sup>, 2013

3. **PLANNING COMMISSION AGENDA FOR NOVEMBER 14<sup>th</sup>, 2013 MEETING**

- Preserve @ Worcester: 39 Lot Subdivision
- 3117 Stump Hall Road (Southfield Farm): 2 Lot Subdivision – Lot Line Change
- Meeting Minutes
  - October 24<sup>th</sup>, 2013

4. **APPROVAL OF MEETING MINUTES**

A motion by Ms. David, seconded by Mr. Rotondo for the approval of the minutes for the meeting held on October 10<sup>th</sup>, 2013 contingent upon minor corrections, was passed unanimously.

5. **PUBLIC COMMENT**

None

6. **ADJOURNMENT**

There being no further business to come before this committee the meeting of the Worcester Township Planning Commission was adjourned by Mr. Todd at 9:51 P.M.

WORCESTER TOWNSHIP  
BOARD OF SUPREVISORS & PLANNING COMMISSION JOINT MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, WORCESTER, PA  
MONDAY, NOVEMBER 4<sup>th</sup>, 2013 8:00 A.M.

**CALL TO ORDER**

The regularly scheduled joint meeting of the Board of Supervisors & Planning Commission was called to order by Mr. Arthur Bustard at 8:01 A.M.

**ATTENDANCE**

**PRESENT:**

Arthur Bustard	Chairman: Board of Supervisors
Susan Caughlan	Vice Chairman: Board of Supervisors
Steve Quigley	Member: Board of Supervisors
Gordon Todd	Chairman: Planning Commission
Pat Quigley	Vice Chairman: Planning Commission
Chris David	Member: Planning Commission
Tony Sherr	Member: Planning Commission
Matthew Schelly	Montgomery County Planning Commission
James J. Garrity, Esq.	Township Solicitor
Joseph J. Nolan, P.E.	Township Engineer
F. Lee Mangan	Township Manager
Julie Lanzillo	Director of Parks & Recreation
Tiffany M. Loomis	Zoning Officer

**ABSENT:**

Doug Rotondo	Member: Planning Commission
Eunice Kriebel	Township Assistant Manager/ Treasurer

**GUESTS:**

None

**1. PLANNING COMMISSION ANNUAL REPORT**

Mr. Gordon Todd summarized the main objectives the Planning Commission accomplished in Year 2013.

**2. CENTER POINT VILLAGE VISIONING SESSION - STATUS UPDATE**

Mr. Todd gave a status update of the presentation given by John Kennedy & Associates and John Cover with Montgomery County Planning Commission at the first visioning session.

Ms. Pat Quigley noted that residents didn't seem to mind more mixed use concepts.

Mr. Matt Schelly noted the second visioning session is planned for November 7<sup>th</sup>, 2013 and 197 surveys were received.

Mr. Bustard is pleased with the number.

Mr. Schelly further explained that the results of the survey would be presented at the second visioning session.

Discussion and questions ensued.

### 3. **HISTORIC ORDINANCE AMENDMENT**

Mr. Bustard commented that this process has been ongoing to four (4) years and is pleased with the thorough process and efforts of the Planning Commission.

Mr. Todd explained the overall proposed ordinance including the definition of what a historic resource is and compiling the Historic Resource Inventory List. Any dwelling built before 1920 is part of the Historic Resource Inventory List.

Mr. Schelly noted that the Historic Resource Inventory List is one (1) of eleven (11) criteria.

Mr. Todd further explained that the Planning Commission has the right to add and remove dwellings to the list by request.

Mr. Bustard further inquired about resident's personal property rights in regards to demolition. He confirmed that there is a process a property owner must adhere to before they may officially demolish a historic structure.

Mr. Todd confirmed that this concept is accurate and reflected in the proposed Historic Ordinance.

Mr. Bustard explained that four (4) demolition permits were recently submitted to the Township by developers who bought the properties where historic dwellings are located. The new property owners did not take any measures to restore the historic structures.

He further explained that his ordinance is to give the property owner time to explore their options when it comes to the historic dwelling in question.

Mr. Todd explained that this ordinance adds value to historic dwellings and the property owners who own the dwellings.

Mr. Quigley inquired about the cooling down period. Mr. Bustard explained how this cooling down period would have been helpful with the recent demolition permits received.

Ms. Quigley explained that additional uses will be allowed in a deemed historic structure which will work as an incentive.

Discussion and questions ensued.

Ms. Caughlan is concerned with Section 4 concerning the Commercial Zoning District due to it allowing more than one use on one property in relation to the Villages. It rezones the Commercial Zoning District if a historic structure is involved.

She suggested that this item be addressed when Village Planning is addressed by the Township and how this particular item needs to be further discussed.

Mr. Todd is not overly concerned with this item affecting the Villages. He is more concerned with the development of the large undeveloped parcels located in the Villages.

Ms. Caughlan is concerned the current language may allow a convenience store with gas to exist. This item needs to be addressed in the Village planning process that the Township is currently going through.

Mr. Quigley is concerned that if the Historic Ordinance is postponed the Township may lose another historic structure. He is comfortable with this Ordinance moving forward.

**4. ANNUAL ZONING AMENDMENT ORDINANCE**

The Board of Supervisors directed the Planning Commission to move forward with this process.

**5. APPROVAL OF JOINT MEETING MINUTES**

A motion by Mr. Todd for approval of the minutes for the joint meeting held on August 5<sup>th</sup>, 2013 per noted changes, seconded by Mr. Sherr, was passed unanimously.

**6. PUBLIC COMMENT**

Dr. Mollick commented on the Limited Industrial Research District Ordinance. He inquired if this is a zoning change.

Mr. James Garrity confirmed this is a new Zoning District as well as a language change to the existing Zoning Ordinance.

Dr. Mollick inquired if a formal application exists for a Text Amendment. Mr. Garrity further explained the Township's process.

Dr. Mollick inquired about his Right to Know request in conjunction with this matter.

Mr. Quigley inquired if a fee is associated with this process. Mr. Bustard clarified that there is usually a fee associated with the process.

Ms. Bustard and Mr. Garrity directed Ms. Loomis to further explain the fees paid. She clarified the process and the fee paid for the LIRD ordinance amendment application.

Mr. Garrity further explained how a letter was submitted by Mr. Mullin's office to start to the process.

Ms. Loomis further explained the application process.

Dr. Mollick requested the application letter submitted by Mr. Mullin's office.

Dr. Mollick commented on the Historic Ordinance Amendment proposed. He appreciated Mr. Bustard's comments on personal property rights of the property owner.

Dr. Mollick is not in favor of the proposed Historic Ordinance Amendment.

Discussion and questions ensued.

**7. ADJOURNMENT**

There being no further business to come before this joint committee, the meeting of the Worcester Township Board of Supervisors & Planning Commission was adjourned by Mr. Arthur Bustard, at 8:33A.M.

WORCESTER TOWNSHIP  
PLANNING COMMISSION MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
1031 VALLEY FORGE ROAD WORCESTER, PA  
Thursday, November 14<sup>th</sup>, 2013      7:30 P.M.

**CALL TO ORDER**

The regularly scheduled meeting of the Planning Commission was called to order by Mr. Gordon Todd at 7:34 P.M.

**ATTENDANCE**

**PRESENT:**

Mr. Gordon Todd	Chairman
Ms. Pat Quigley	Vice Chairman
Mr. Doug Rotondo	Secretary
Ms. Chris David	Member
Mr. Joseph Nolan	Township Engineer
Ms. Tiffany M. Loomis	Township Zoning Officer
Mr. Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

**ABSENT:**

Mr. Anthony R. Sherr	Member
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**GUESTS:**

Mr. Salvatore Paone: Developer of the Preserve @ Worcester  
Mr. Timothy Woodrow: Woodrow & Associates  
Mr. John Kolb: Woodrow & Associates  
Mr. Jim Faber: McCloskey & Faber, PC - Landscape Architect  
Ms. Susan Caughlan: Overhill Drive Resident  
Ms. Michelle Jackson-Greenawalt, Locust Drive Resident  
Mr. Jim Phillips: North Wales Road Resident  
Dr. James Mollick: Country View Lane Resident  
Mr. & Mrs. Rock: Crest Terrace Resident  
Mr. & Mrs. Watson: Hickory Hill Road Resident

**1. PRESERVE @ WORCESTER – 39 LOT SUBDIVISION**

Mr. Timothy Woodrow and Mr. Salvatore Paone presented the Preserve @ Worcester which is located in the AGR Zoning District.

The subdivision plan consists of five separate parcels which total approximately 130.8 acres. Three of the parcels are located along North Wales Road (50.7 Acres), and the remaining two parcels are located along Whitehall Road (80.1 Acres). The Subdivision proposes 39 buildable lots to be located on two the parcels along North Wales Road utilizing Option #1 (With Public Sewer) contained in the Growing Greener Ordinance. The subdivision also proposes utilizing the “Transfer of Development Rights” as permitted in the Growing Greener Ordinance. This allows the Transfer of Development

Rights from the parcels along Whitehall Road to the parcels along North Wales Road. The total open space included in this development is approximately 95.1 acres.

Mr. Woodrow and Mr. Paone addressed that all technical issues have been remedied in the October 4<sup>th</sup>, 2013 CKS review letter, of which Mr. Joseph Nolan confirmed. Additionally, all waivers requested were addressed.

The Planning Commission discussed in length with the Applicant the need for the provisions of the CMP (riparian corridor management plan) being clearly incorporated into the plans and other means to insure the Homeowners Association will enforce the Township's CMP (riparian corridor management plan) restrictions.

The Planning Commission inquired if road widening has been scheduled to occur. Mr. Nolan responded that there was once consideration, however no road widening is proposed or scheduled at this point in time.

Mr. Matthew Schelly addressed Montgomery County Planning Commission's review letter pertaining to if the trail easement is to be constructed and the proposed landscape plan.

The applicant responded that they would either build the trail or escrow funds with Worcester Township to be made available for when a connecting trail is scheduled to be built and/or donate the funds to Worcester Township. The trail could ultimately be built by the Township after the project is finished depending on when a connecting trail to the proposed trail easement is scheduled to be built.

In addition, the Planning Commission discussed at length with the Applicant allowing the requested tree waiver only in exchange for planting trees in larger clustered masses along North Wales Road and as a mini orchard near the Skippack Pike entrance.

The applicant was agreeable to the proposed idea.

Discussion and questions ensued.

**RECOMMENDATION:**

A motion by Mr. Rotondo, seconded by Mr. Todd for final approval consideration by the Board of Supervisors, contingent upon CKS's review dated November 8<sup>th</sup>, 2013, in favor of monies being escrowed for the Trail for the option of who will construct the Trail (i.e. Township or Developer) versus immediate installation of the trail by the Developer, and accepting all waivers proposed pursuant to allowing the requested tree waiver only in exchange for planting trees in larger clustered masses or as a mini orchard near the North Wales Road entrance, was passed unanimously.

**2. HICKORY HILL ACT 537 PLAN**

Mr. Nolan presented the amended Act 537 plan to the Planning Commission pertaining to the Hickory Hill Area Low Pressure Sewer System Extension. The low pressure sewer service will be provided to 74 parcels located in Worcester Township, bound by Hickory

Hill Drive, Landis Road, Crest Terrace, Valley Forge Road, and Green Briar Drive, through Worcester Township public sewer system.

Discussion and questions ensued between Mr. Nolan, the Planning Commission, Mr. Phillips, Dr. Mollick, Mr. & Mrs. Rock, and Mr. & Mrs. Watson pertaining to the application process, lower gravity pressure system vs. gravity system, and what steps are currently being taken.

**RECOMMENDATION:**

A motion by Mr. Todd, seconded by Mr. Rotondo for approval consideration by the Board of Supervisors of the Minor Act 537 Sewage Facilities Plan Update Revision Component 3M PADEP CODE #1-46962-178-3m, was passed unanimously.

**3. APPROVAL OF MEETING MINUTES**

Tabled.

**4. ZONING AMENDMENT ANNUAL ORDINANCE**

The Planning Commission will discuss Signage and Conservation subdivision Ordinance technical corrections at their next scheduled meeting.

Ms. Quigley will provide example ordinances on invasive species for the Planning Commission's review.

The Planning Commission will discuss in further detail privacy fencing at future meetings.

**5. PLANNING COMMISSION AGENDA FOR DECEMBER 12<sup>th</sup>, 2013**

- Methacton School District – Land Development Review
- Zoning Amendment Annual Ordinance Discussion & Review
- Meeting Minutes
  - October 24<sup>th</sup>, 2013
  - November 14<sup>th</sup>, 2013

**6. PUBLIC COMMENT**

Dr. Mollick inquired about the Zoning Proposed Text Amendment for Methacton School District.

The Township confirmed that a proposed zoning text amendment has been received.

**7. ADJOURNMENT**

There being no further business to come before this committee the meeting of the Worcester Township Planning Commission was adjourned by Mr. Todd at 8:51 P.M.

WORCESTER TOWNSHIP  
PLANNING COMMISSION MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
1031 VALLEY FORGE ROAD  
WORCESTER, PA

Thursday, December 12<sup>th</sup>, 2013      7:30 P.M.

**CALL TO ORDER**

The regularly scheduled meeting of the Planning Commission was called to order by Mr. Gordon Todd at 7:31 P.M.

**ATTENDANCE**

**PRESENT:**

Mr. Gordon Todd	Chairman
Ms. Pat Quigley	Vice Chairman
Mr. Doug Rotondo	Secretary
Ms. Chris David	Member
Mr. Anthony R. Sherr	Member
Mr. James J. Garrity, Esq.	Township Solicitor
Mr. Joseph Nolan, P.E.	Township Engineer
Ms. Tiffany M. Loomis	Township Zoning Officer
Mr. Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

**ABSENT:**

None

**GUESTS:**

Dr. Zerbe: Methacton School District Superintendent  
Mr. William Jacobe: Methacton School District Facilities Director  
Mr. Frank Bartle, Esq.: Council & Representative for Methacton School District  
Mr. Eric Frey, Esq.: Council & Representative for Methacton School District  
Mr. Arthur Bosler: Engineer & Representative for Methacton School District  
Mr. David Horne: Architect & Representative for Methacton School District  
Mr. Jim Phillips: North Wales Road Resident  
Dr. James Mollick: Country View Lane Resident  
Ms. Michelle Jackson-Greenawalt, Locust Drive Resident  
Mr. & Mrs. Staples: Mill Road Resident  
Mr. Jeff Berlet: Mill Road Resident  
Ms. Karen Vavra: Blacksmith Lane Resident

**1. METHACTON HIGH SCHOOL LOCATED AT 1001 KRIEBEL MILL ROAD**  
**• PROPOSED TEXT AMENDMENT**

Mr. Frank Bartle presented the proposed text amendment for Methacton High School.

Mr. Gordon Todd addressed public vs. private high schools.

Ms. Pat Quigley, Mr. Todd, and the Planning Commission addressed the height of scoreboards and suggested further restrictions to allow the football stadium scoreboard at

a maximum height of 20' feet and a 15' feet maximum height for all other fields having scoreboards.

Mr. Todd inquired if Montgomery County Planning Commission has any comments. Mr. Matthew Schelly replied that they would like to address the proposed impervious coverage.

The Planning Commission discussed with Mr. Bartle the current impervious coverage proposed in the Land Development Plans that have been submitted totaling 37%.

Mr. Bartle clarified that the high school will have a large portion of open space available that is not considered impervious in other surrounding Townships. The School District is requesting that a maximum of 45% impervious coverage be permissible.

Ms. Quigley inquired as to why the turf fields are considered impervious coverage. Mr. Joseph Nolan, P.E. explained that the Township's current Zoning Code definition of impervious coverage and the strictness/ limitations set forth in the definition.

Mr. Todd inquired if this definition should be discussed and reviewed. Mr. Nolan replied that would be up to the Board of Supervisors and Planning Commission.

Ms. Chris David would like to address the definition issue.

Mr. Bartle explained the current time constraints of Methacton School District and how this will affect school sports and play time. They are under an extremely limited time frame to amend the current Zoning Ordinance.

Ms. Quigley proposed that the impervious coverage be capped at a 40% rather than the 45% impervious maximum proposed. Mr. Tony Sherr requested clarification from Mr. Bartle if this ordinance only affects the 2 properties owned by Methacton School District.

Mr. Bartle replied that his understanding is correct.

Ms. Quigley is concerned due to the impervious coverage number proposed being extremely high.

Mr. Sherr inquired if there is a stormwater plan. Mr. Bartle replied that this matter will be discussed under the Land Development review.

Mr. Sherr inquiring if the Planning Commission was comfortable with a 40% maximum coverage limit being proposed by Methacton School District. The Planning Commission is comfortable with this number.

Mr. Todd and the Planning Commission would like to see the impervious number changed to 40%. Additionally, that the height of scoreboards allow the football stadium scoreboard at a maximum height of 20' feet and 15' feet maximum height for all other fields having scoreboards.

Mr. Schelly addressed E (2) on page 2 pertaining to illumination. He inquired to how illumination is determined.

Mr. Bartle explained that illumination may not be cast off the property. Mr. Todd does not see an issue with this section.

Mr. Schelly's intent is to make sure to avoid nuisances to surrounding residents.

Mr. Bartle explained that the scoreboards would be operating only during daylight hours regarding the baseball fields that currently exist.

Mr. Schelly inquired if the School District wants to limit the size of the dugouts. Mr. Bartle will revise the language accordingly correcting this issue to remove the limitation currently set forth.

Mr. Schelly addressed that the nets that are temporary in nature. Mr. Nolan clarified that these nets are removed after the game is over and there is not an issue with the Worcester Township Zoning Ordinance.

Mr. Schelly inquired if there will ever be two (2) sporting events at one time. Mr. Bartle clarified that two (2) sporting events substantial in nature would not be playing at the same time and that there may be multiple practices taking place at most.

Mr. Schelly addressed parking and how there are currently issues.

Mr. David Horne addressed seating in relation to the parking issues.

Mr. James Garrity, Esq. suggested the following language be added to address the simultaneous use issue of sporting events taking place at the same time: "in addition the indoor and outdoor facilities may not be used in a way to create inadequate parking."

Mr. Schelly inquired about the fields being illuminated after the sporting events end.

Mrs. Stables addressed the 30 minute time frame the scoreboard would be lighted after the sporting event ends: Page 2 E (1). She has an issue with this time frame and feels this is too long of a time for the lights to be on.

Mr. Bartle stated that the lights will be on for a reasonable amount of time.

The Planning Commission is in agreement with the 30 minute time frame.

Montgomery County will address any typos found in the ordinance and sent the information to the Township Solicitor's Office.

**RECOMMENDATION:**

A motion by Mr. Sherr, seconded by Ms. Quigley, recommending approval consideration to the Board of Supervisors regarding the Methacton School District Proposed Ordinance contingent upon the impervious coverage maximum be no greater than 40%, that the football stadium

scoreboard be allowed at a maximum height of no greater than 20' feet, that for all other fields having scoreboards a maximum height of no greater than 15' feet be allowed, and the following language be added to address the simultaneous use issue of sporting events taking place at the same time: *"in addition the indoor and outdoor facilities may not be used in a way to create inadequate parking"*, was unanimously voted upon.

2. **METHACTON HIGH SCHOOL LOCATED AT 1001 KRIEBEL MILL ROAD**

• **ATHLETIC FIELD RECONSTRUCTION – REVISED LAND DEVELOPMENT PLAN REVIEW**

- THE PLAN SUBMISSION CONSISTS OF A PLAN SET CONTAINING 40 SHEETS, DATED AUGUST 27<sup>TH</sup>, 2013, LAST REVISED NOVEMBER 6<sup>TH</sup>, 2013, AS WELL AS STORMWATER MANAGEMENT CALCULATIONS & NARRATIVE, DATED JANUARY 18<sup>TH</sup>, 2013, LAST REVISED NOVEMBER 6<sup>TH</sup>, 2013, BOTH PREPARED BY CZOP-SPECTER.

THE PLAN PROPOSES THE CONSTRUCTION OF TWO (2) SYNTHETIC TURF FIELDS, TWO (2) SOFTBALL FIELDS, SEVERAL TRACK & FIELD AREAS, AND SUPPORTING OUTBUILDINGS, AS WELL AS SOME STORMWATER MANAGEMENT FACILITIES.

Mr. Bartle presented the Land Development Plan and the most recent reviews received regarding the revised plans. The review is broken down into 3 parts.

CKS Engineer's does not have any issues with the waivers requested and all drafting issues are to be addressed at the record plan stage.

Mr. Bartle addressed every item line by line regarding CKS's review. The applicant will comply with all items listed and required.

Mr. Bartle then addressed Montgomery County Planning Commission's review. They requested a plan showing the conditional use conditions and he further explained that this is not possible at this time. However, the plan will be revised once this process is complete to reflect these changes and/or additiions.

Methacton School District has an issue with the Zoning Table. He further clarified that what is being addressed this evening only has to do with the land development plan.

Mr. Bartle addressed the roadway frontage comments. The applicant is not in agreement. This would be a tax burden to the tax payers of Lower Providence & Worcester Township instead of defraying the cost across the whole county.

Mr. Bartle addressed the street tree comments. The street trees will be addressed in the conditional use application. He suggested that the money that would be spent on trees could be spent on buffering with respect to the lights that will be installed.

Mr. Bartle addressed the sidewalk and trails comments and he does believe there is an over attendance at the current sporting events that take place

Mr. Bartle addressed parking lot landscaping that was addressed in the review. If islands were installed the configuration would pose to be difficult to situate the busses that park & pass through and would create a traffic hazard.

Mr. Bartle respectfully requested that the waivers requested be granted.

Ms. Pat Quigley addressed what existing trees would be lost.

Mr. Horne addressed the plan. One area where trees are being removed and a small area in the woodland where trees are being removed: approximately one dozen. The trees are all located in one corner near the javelin launch pad.

Ms. Quigley inquired if the replacement of trees could be placed along the street line and is concerned about the replacement.

Mr. Bartle explained that the applicant will plant/ replace the trees, however they are not sure where they will go. He suggested that the street tree waiver be granted in exchange to contribute 12 trees.

Mr. Todd addressed that the behind the school is extremely open and he would expect this area be buffered. He does not agree with the applicant's stance on sidewalks and trails and suggested that a trail or possibly sidewalks should be looked at concerning Mill Road.

Mr. Todd's overall goal would like to incorporate Evansburg Park.

Mr. Bosler addressed the area where there is over-parking occurring on Mill Road where the no-parking signs are located. The reason people park in this area is to be closer to the events.

Mr. Bartle addressed that the no parking signs and a trail would be confusing as to what is to be followed/ enforced.

Mr. Todd and the Planning Commission expressed that they no longer want a trail due to the understanding met in the discussion.

Mr. Bartle addressed stormwater and the issues that exist currently on the site.

Mr. Bosler explained the stormwater plan including the design of the pipe and the additional stormwater basin that will be added.

Item #5 addresses stormwater of CKS Engineer's review. Ms. Quigley inquired if the stormwater basin was designed as a naturalized basin.

Mr. Nolan is comfortable with the design. He further explained that the applicant is proposing two (2) 36" pipes under the bus area and a new outfall pipe is being installed in basin. 30" inch & 36" inch pipes will be running to Basin #2. Mr. Nolan confirmed that the basin is a viable basin and is comfortable with the design.

Mr. Jeff Berlet, a Mill Rd Resident, addressed that currently there is a huge ice flow on Mill Road that is an issue for the entire road. He inquired as to where the large pipe will be placed off the property and that there is the 27" pipe that currently exists.

Mr. Nolan explained that the rate of run-off should be slowed by the basin that will be installed, including the basin that existing with the upgraded pipe installation. The corner icing is a Township issue which is part of the road program to address next year.

Mr. James Garrity explained the overall land development approval process. The development process guarantees that the stormwater plan must functionally work.

Ms. Caron Vavra inquired about the pipes being installed on the property that will affect stormwater. She is concerned about the bi-products of the bus depot.

Mr. Bosler explained that catch basins that will have a snout which separate water and oil. Additionally, the rate of flow and water quality is greatly improved.

Mr. Berlet further inquired about the stormwater plan. Mr. Nolan suggested to review the plans in detail upon conclusion of the meeting.

Mr. Bartle respectfully requested Preliminary/ Final approval recommendation from the Planning Commission. Mr. Todd is uncomfortable with a preliminary/ final approval and further explained that this is not the Commission's policy.

Mr. Bartle further explained that the Methacton School District is on a timeline.

Mr. Garrity addressed what prior to recording is in conjunction with the preliminary/ final land development approval.

Mr. Todd is concerned about the landscape buffering and that is be required as part of the conditional use application. Mr. Bartle agreed.

Mr. Bartle requested to build before the applicant records the plan if the applicant happens to run into a time issue.

Mr. Garrity re-addressed this issue and further informed Mr. Bartle can make any request he so chooses from the Board of Supervisors, however building permits will not be issued until the formal process is completed and approved.

#### **RECOMMENDATION:**

A motion by Ms. Quigley, seconded by Mr. Sherr, recommending Preliminary/ Final Land Development approval consideration to the Board of Supervisors contingent upon CKS Engineer's review dated December 3<sup>rd</sup>, 2013, subject to prior to recording that the Planning

Commission confirm that verbally discussed issues have been addressed including sufficient landscape screening, replacement of 12 trees as discussed in the minutes, and approval of waivers as stated, was unanimously voted upon.

3. **ZONING AMENDMENT ORDINANCE**

Tabled.

4. **APPROVAL OF MEETING MINUTES**

Tabled.

5. **2014 PLANNING COMMISSION MEETING SCHEDULE**

A motion by Mr. Rotondo, seconded by Ms. David for the approval of the 2014 meeting schedule, was passed unanimously.

6. **PLANNING COMMISSION AGENDA FOR JANUARY 9<sup>th</sup>, 2014**

Tabled.

7. **PUBLIC COMMENT**

All public comments were addressed at the time Motion's were presented before the general public.

8. **ADJOURNMENT**

There being no further business to come before this committee the meeting of the Worcester Township Planning Commission was adjourned by Mr. Todd at 9:24 P.M.