

AGENDA
WORCESTER TOWNSHIP PLANNING COMMISSION
WORK SESSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA 19490
THURSDAY, JANUARY 9th, 2014 **7:30 P.M.**

CALL TO ORDER

ATTENDANCE

1. **TRINITY LUTHERAN CHURCH – LAND DEVELOPMENT PLAN LOCATED AT 1190 VALLEY FORGE ROAD:**
 - PRELIMINARY APPROVAL CONSIDERATION – PRESENTATION BY WOODROW & ASSOCIATES:
 - THE PLAN PROPOSES THE CONSTRUCTION OF A NEW SANCTUARY OF 5,430 SQUARE FEET. IN ADDITION, THE PLAN PROPOSES THE RECONFIGURATION AND RESTRIPIING OF THE EXISTING BITUMINOUS PARKING LOT AND ALSO THE PLACEMENT OF TEMPORARY STORAGE CONTAINERS ADJACENT TO THE PARKING LOT. THE APPLICANT IS REQUESTING A TOTAL OF 14 WAIVERS IN CONJUNCTION WITH THE PROPOSED LAND DEVELOPMENT PLAN.

2. **SOUTHFIELDS FARMS, LLD – LOT LINE CHANGE LOCATED AT 3117 STUMP HALL ROAD:**
 - PRELIMINARY APPROVAL CONSIDERATION – PRESENTATION BY WOODROW & ASSOCIATES:
 - THE PLAN CONSISTS OF A LOT LINE CHANGE OF TWO (2) LOTS ON TWO (2) EXISTING PARCELS. PARCEL “A” IS AN EXISTING 35.9 ACRE LOT THAT MAINLY FRONTS ON HOLLOW ROAD, BUT ALSO HAS ACCESS TO STUMP HALL ROAD AND VALLEY FORGE ROAD. PARCEL “B” IS AN EXISTING 11.2 ACRE LOT THAT HAS FLAG LOT ACCESS TO STUMP HALL ROAD. THESE PARCELS ARE LOCATED IN THE AGR – AGRICULTURAL ZONING DISTRICT.

3. **ZONING AMENDMENT ORDINANCE:**
 - CONSERVATION SUBDIVISION ORDINANCE: TECHNICAL CORRECTIONS

4. **APPROVAL OF MEETING MINUTES:**
 - OCTOBER 24th, 2013
 - NOVEMBER 14th, 2013
 - DECEMBER 12th, 2013

5. **PLANNING COMMISSION AGENDA FOR JANUARY 23rd, 2014 MEETING:**
 - DISCUSSION

6. **2014 PLANNING COMMISSION MEETING SCHEDULE:**
 - SEPTEMBER 25th, 2014

7. **ADJOURNMENT**

AGENDA
WORCESTER TOWNSHIP PLANNING COMMISSION
MEETING
WORCESTER TOWNSHIP BUILDING
1721 VALLEY FORGE ROAD, WORCESTER, PA 19490
THURSDAY, JANUARY 23rd, 2014 **7:30 P.M.**

CALL TO ORDER

ATTENDANCE

1. **ZONING AMENDMENT ORDINANCE:**
 - CONSERVATION SUBDIVISION ORDINANCE: TECHNICAL CORRECTIONS

2. **APPROVAL OF MEETING MINUTES:**
 - JANUARY 9th, 2014

3. **PLANNING COMMISSION AGENDA FOR FEBRUARY 13th, 2014 MEETING:**
 - DISCUSSION

4. **PUBLIC COMMENT**

5. **ADJOURNMENT**

AGENDA
WORCESTER TOWNSHIP PLANNING COMMISSION
MEETING
WORCESTER TOWNSHIP BUILDING
1721 VALLEY FORGE ROAD, WORCESTER, PA 19490
THURSDAY, FEBRUARY 27th, 2014 **7:30 P.M.**

CALL TO ORDER

ATTENDANCE

1. **TRINITY LUTHERAN CHURCH – LAND DEVELOPMENT PLAN LOCATED AT 1190 VALLEY FORGE ROAD:**
 - **FINAL APPROVAL CONSIDERATION – PRESENTATION BY WOODROW & ASSOCIATES:**
 - THE PLAN PROPOSES THE CONSTRUCTION OF A NEW SANCTUARY OF 5,430 SQUARE FEET. IN ADDITION, THE PLAN PROPOSES THE RECONFIGURATION AND RESTRIPIPING OF THE EXISTING BITUMINOUS PARKING LOT AND ALSO THE PLACEMENT OF TEMPORARY STORAGE CONTAINERS ADJACENT TO THE PARKING LOT. THE APPLICANT IS REQUESTING A TOTAL OF 14 WAIVERS IN CONJUNCTION WITH THE PROPOSED LAND DEVELOPMENT PLAN.
2. **ZONING AMENDMENT ORDINANCE(s):**
 - HISTORIC ORDINANCE
 - CONSERVATION SUBDIVISION ORDINANCE: TECHNICAL CORRECTIONS
3. **MONTGOMERY COUNTY PLANNING COMMISSION:**
 - 2014 SURVEY
4. **JOINT AGENDA SCHEDULED FOR MARCH 3rd, 2014 MEETING WITH BOARD OF SUPERVISORS:**
 - DISCUSSION
5. **PLANNING COMMISSION AGENDA FOR MARCH 13th, 2014 MEETING:**
 - DISCUSSION
6. **APPROVAL OF MEETING MINUTES:**
 - JANUARY 23rd, 2014
 - FEBRUARY 13th, 2014 – ***CANCELLED DUE TO INCLEMENT WEATHER***
7. **PUBLIC COMMENT**
8. **ADJOURNMENT**

AGENDA
WORCESTER TOWNSHIP PLANNING COMMISSION
MEETING
WORCESTER TOWNSHIP BUILDING
1721 VALLEY FORGE ROAD, WORCESTER, PA 19490
THURSDAY, MARCH 13th, 2014 **7:30 P.M.**

CALL TO ORDER

ATTENDANCE

1. **1525 NORTH WALES ROAD – STONY CREEK FARMS FARMHOUSE:**
 - WAIVER REQUEST RECEIVED BY THE BOARD OF SUPERVISORS

2. **ZONING AMENDMENT ORDINANCE(s):**
 - HISTORIC ORDINANCE
 - CONSERVATION SUBDIVISION ORDINANCE – TECHNICAL CORRECTIONS

3. **PLANNING COMMISSION AGENDA FOR MARCH 27th, 2014 MEETING:**
 - DISCUSSION

4. **JOINT AGENDA SCHEDULED FOR APRIL 7th, 2014 MEETING WITH BOARD OF SUPERVISORS:**
 - DISCUSSION

5. **APPROVAL OF MEETING MINUTES:**
 - FEBRUARY 27th, 2014

6. **PUBLIC COMMENT**

7. **ADJOURNMENT**

AGENDA
WORCESTER TOWNSHIP BOARD OF SUPERVISORS & PLANNING COMMISSION
JOINT MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
1031 VALLEY FORGE ROAD, FAIRVIEW VILLAGE, PA 19490
MONDAY, APRIL 7th, 2014 8:00 A.M

CALL TO ORDER

ATTENDANCE

1. **ZONING AMENDMENT ORDINANCE**
 - STATUS REPORT
 - CONSERVATION SUBDIVISION ORDINANCE: TECHNICAL CORRECTIONS
 - HISTORICAL ORDINANCE

2. **APPROVAL OF JOINT MEETING MINUTES**
 - NOVEMBER 4th, 2013

3. **PUBLIC COMMENT**

4. **ADJOURNMENT**

AGENDA
WORCESTER TOWNSHIP PLANNING COMMISSION
WORK SESSION MEETING
WORCESTER TOWNSHIP BUILDING
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490
THURSDAY, APRIL 10th, 2014 7:30 P.M.

CALL TO ORDER

ATTENDANCE

1. **ZONING AMENDMENT ORDINANCE(s):**
 - HISTORIC ORDINANCE
 - SIGNAGE – TECHNICAL CORRECTIONS
 - INVASIVE SPECIES
 - IN-LAW SUITE(s)

2. **PLANNING COMMISSION AGENDA FOR APRIL 24th, 2014 MEETING:**
 - DISCUSSION

3. **APPROVAL OF MEETING MINUTES:**
 - FEBRUARY 27th, 2014
 - MARCH 13th, 2014

4. **PUBLIC COMMENT**

5. **ADJOURNMENT**

AGENDA
WORCESTER TOWNSHIP PLANNING COMMISSION
MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490
THURSDAY, APRIL 24TH, 2014 7:30 P.M.

CALL TO ORDER

ATTENDANCE

1. **FROG HOLLOW RACQUET CLUB LOCATED AT 2115 WEBER ROAD:**
 - **LAND DEVELOPMENT PLAN – PRELIMINARY/ FINAL APPROVAL CONSIDERATION**
THIS LAND DEVELOPMENT SUBMISSION WAS SUBJECT TO A ZONING DECISION GRANTED BY THE WORCESTER TOWNSHIP ZONING HEARING BOARD.

2. **ZONING AMENDMENT ORDINANCE(s):**
 - **INVASIVE SPECIES**
 - **HISTORIC ORDINANCE**

3. **PLANNING COMMISSION AGENDA FOR MAY 8th, 2014 MEETING:**
 - **DISCUSSION**

4. **APPROVAL OF MEETING MINUTES:**
 - **APRIL 10th, 2014**

5. **PUBLIC COMMENT**

6. **ADJOURNMENT**

AGENDA
WORCESTER TOWNSHIP PLANNING COMMISSION
WORK SESSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490
THURSDAY, MAY 8TH, 2014 **7:30 P.M.**

CALL TO ORDER

ATTENDANCE

1. **FROG HOLLOW RACQUET CLUB LOCATED AT 2115 WEBER ROAD:**
 - LAND DEVELOPMENT PLAN – PRELIMINARY/ FINAL APPROVAL CONSIDERATION
*THIS LAND DEVELOPMENT SUBMISSION WAS SUBJECT TO A ZONING DECISION
GRANTED BY THE WORCESTER TOWNSHIP ZONING HEARING BOARD.*

2. **ZONING AMENDMENT ORDINANCE(s):**
 - INVASIVE SPECIES
 - HISTORIC ORDINANCE

3. **PLANNING COMMISSION AGENDA FOR MAY 22nd, 2014 MEETING:**
 - DISCUSSION

4. **APPROVAL OF MEETING MINUTES:**
 - APRIL 24th, 2014

5. **PUBLIC COMMENT**

6. **ADJOURNMENT**

AGENDA
WORCESTER TOWNSHIP PLANNING COMMISSION
WORK SESSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490
THURSDAY, JUNE 12TH, 2014 7:30 P.M.

CALL TO ORDER

ATTENDANCE

1. **ZONING AMENDMENT ORDINANCE(s):**
 - INVASIVE SPECIES - DISCUSSION
 - HISTORIC ORDINANCE - DISCUSSION

2. **PLANNING COMMISSION AGENDA FOR JUNE 26th, 2014 MEETING:**
 - DISCUSSION

3. **APPROVAL OF MEETING MINUTES:**
 - MAY 8th, 2014

4. **PUBLIC COMMENT**

5. **ADJOURNMENT**

**AGENDA
WORCESTER TOWNSHIP PLANNING COMMISSION
MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490
THURSDAY, JUNE 26TH, 2014 7:30 P.M.**

CALL TO ORDER

ATTENDANCE

1. **2048 BERKS ROAD – SIMPLE CONVEYANCE PLAN:**
 - PRELIMINARY & FINAL APPROVAL CONSIDERATION:
 - THIS PLAN PROPOSES SUBDIVIDING AN AREA OF LAND FROM “PARCEL A” AND COMBINING IT WITH AN ADJACENT AREA OF LAND ENTITLED “PARCEL B”. THIS SIMPLE CONVEYANCE PLAN WILL NOT RESULT IN ANY ADDITIONAL BUILDING LOTS AND THE PLAN DOES NOT PROPOSE ANY NEW BUILDING ON EITHER PARCEL A OR PARCEL B. IT SHOULD BE NOTED THAT THERE ARE EXISTING SINGLE-FAMILY HOMES ON EACH PARCEL WHICH ARE TO REMAIN.

2. **MULTIMODAL TRANSPORTATION FUND (MTF) – GRANT OPPORTUNITY FOR SOUND BARRIERS:**
 - REVIEW & RECOMMENDATION

3. **ZONING AMENDMENT ORDINANCE(s):**
 - HISTORIC ORDINANCE – DISCUSSION

4. **PLANNING COMMISSION AGENDA FOR JULY 24th, 2014 MEETING:**
 - DISCUSSION

5. **APPROVAL OF MEETING MINUTES:**
 - JUNE 12th, 2014

6. **PUBLIC COMMENT**

7. **ADJOURNMENT**

AGENDA
WORCESTER TOWNSHIP PLANNING COMMISSION
MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490
THURSDAY, JULY 24TH, 2014 7:30 P.M.

CALL TO ORDER

ATTENDANCE

1. **ZONING AMENDMENT ORDINANCE(s):**
 - INVASIVE SPECIES – BAMBOO

2. **JOINT AGENDA FOR AUGUST 4th, 2014 MEETING WITH BOARD OF SUPERVISORS:**
 - DISCUSSION

3. **PLANNING COMMISSION AGENDA FOR AUGUST 28th, 2014 MEETING:**
 - DISCUSSION

4. **APPROVAL OF MEETING MINUTES:**
 - JUNE 26th, 2014

5. **PUBLIC COMMENT**

6. **ADJOURNMENT**

AGENDA
WORCESTER TOWNSHIP BOARD OF SUPERVISORS & PLANNING COMMISSION
JOINT MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
1031 VALLEY FORGE ROAD, FAIRVIEW VILLAGE, PA 19490
MONDAY, AUGUST 4th, 2014 8:00 A.M

CALL TO ORDER

ATTENDANCE

1. **CENTER POINT VILLAGE PLANNING**
 - STATUS REPORT
 - NEXT STEPS

2. **ZONING AMENDMENT ORDINANCE**
 - STATUS REPORT
 - HISTORICAL ORDINANCE

3. **APPROVAL OF JOINT MEETING MINUTES**
 - APRIL 7th, 2014

4. **PUBLIC COMMENT**

5. **ADJOURNMENT**

AGENDA
WORCESTER TOWNSHIP PLANNING COMMISSION
MEETING
WORCESTER TOWNSHIP BUILDING
1721 VALLEY FORGE ROAD, WORCESTER, PA 19490
THURSDAY, SEPTEMBER 11TH, 2014 **7:30 P.M.**

CALL TO ORDER

ATTENDANCE

1. **ZONING AMENDMENT ORDINANCE(s):**
 - HISTORIC ORDINANCE
 - INVASIVE SPECIES – BAMBOO

2. **PLANNING COMMISSION AGENDA FOR SEPTEMBER 25th, 2014 MEETING:**
 - DISCUSSION

3. **APPROVAL OF MEETING MINUTES:**
 - JULY 24th, 2014

4. **PUBLIC COMMENT**

5. **ADJOURNMENT**

AGENDA
WORCESTER TOWNSHIP PLANNING COMMISSION
MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490
THURSDAY, SEPTEMBER 25TH, 2014 7:30 P.M.

CALL TO ORDER

ATTENDANCE

1. **3040 WOODLYN AVENUE – MINOR SUBDIVISION (LOT LINE CHANGE)**
 - PRELIMINARY/ FINAL APPROVAL CONSIDERATION – THE PLAN PROPOSES A LOT LINE CHANGE BETWEEN TWO EXISTING TAX PARCELS, BOTH OWNED BY KENT GEHRET. THIS LOT LINE MODIFICATION WILL NOT RESULT IN THE CREATION OF ANY LOTS AND IS NOT PROPOSED FOR THE CONSTRUCTION OF ANY DWELLING AT THIS TIME.

2. **CENTER POINT VILLAGE MASTER PLAN:**
 - ORGANIZATIONAL MEETING REGARDING “NEXT STEPS” – **BOARD OF SUPERVISORS ENDORSED PROPOSED MASTER PLAN MAY 21ST, 2014**

3. **PLANNING COMMISSION AGENDA FOR OCTOBER 9th, 2014 MEETING:**
 - DISCUSSION

4. **APPROVAL OF MEETING MINUTES:**
 - SEPTEMBER 11th, 2014

5. **PUBLIC COMMENT**

6. **ADJOURNMENT**

AGENDA
WORCESTER TOWNSHIP PLANNING COMMISSION
MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490
THURSDAY, October 9TH, 2014 **7:30 P.M.**

CALL TO ORDER

ATTENDANCE

1. CENTER SQUARE GOLF COURSE

- **CONDITIONAL USE APPLICATION – THE PROPOSAL IS FOR A REDEVELOPMENT OF THE CENTER SQUARE GOLF CLUB, BETWEEN BERKS ROAD AND WHITEHALL ROAD ON SKIPPACK PIKE, TO BE REDEVELOPED INTO A RESIDENTIAL LIFE CARE FACILITY. THE PROPOSED RESIDENTIAL LIFE CARE FACILITY WOULD INCLUDE 164 SINGLE FAMILY DETACHED DWELLING UNITS, 170 “CARRIAGE HOMES”, AND 141 “SENIOR INDEPENDENT LIVING, ASSISTED LIVING/ PERSONAL CARE AND MEMORY CARE UNITS.” THE TOTAL SITE AREA IS APPROXIMATELY 158 ACRES AND IS ZONED AGRICULTURAL.**

2. ZONING AMENDMENT ORDINANCE:

- **HISTORIC ORDINANCE**

3. PLANNING COMMISSION AGENDA FOR OCTOBER 23rd, 2014 MEETING:

- **DISCUSSION**

4. APPROVAL OF MEETING MINUTES:

- **SEPTEMBER 25th, 2014**

5. PUBLIC COMMENT

6. ADJOURNMENT

AGENDA
WORCESTER TOWNSHIP PLANNING COMMISSION
MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490
THURSDAY, NOVEMBER 13TH, 2014 7:30 P.M.

CALL TO ORDER

ATTENDANCE

1. **1207 HOLLOW ROAD – KAVANAUGH LOT LINE CHANGE/ ADJUSTMENT:**
 - THE PLAN PROPOSES A LOT LINE ADJUSTMENT IN ACCORDANCE WITH THE REQUIRMENTS OF SECTION 130-35.1 OF THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF THE TOWNSHIP. THE PLAN PROPOSES THE REMOVAL OF AN EXISTING LOT LINE ON LOT #2, WHICH WAS ORGINALLY CREATED TO GO AROUND THE EXISTING STRUCTURES ON THE PROPERTY. THE ORGINAL STRUCTURES ARE NOW TO BE REMOVED AND THIS LOT LINE ADJUSTMENT IS PROPOSED TO ELIMINATE THE IRREGULARITY OF THE TWO (2) LOTS.

2. **CENTER SQUARE GOLF COURSE:**
 - CONDITIONAL USE APPLICATION – THE PROPOSAL IS FOR A REDEVELOPMENT OF THE CENTER SQUARE GOLF CLUB, BETWEEN BERKS ROAD AND WHITEHALL ROAD ON SKIPPACK PIKE, TO BE REDEVELOPED INTO A RESIDENTIAL LIFE CARE FACILITY. THE PROPOSED RESIDENTIAL LIFE CARE FACILITY WOULD INCLUDE 164 SINGLE FAMILY DETACHED DWELLING UNITS, 170 “CARRIAGE HOMES”, AND 141 “SENIOR INDEPENDENT LIVING, ASSISTED LIVING/ PERONSAL CARE AND MEMORY CARE UNITS.” THE TOTAL SITE AREA IS APPROXIMATELY 158 ACRES AND IS ZONED AGR-AGRICULTURAL.

3. **ZONING AMENDMENT ORDINANCE:**
 - HISTORIC ORDINANCE – NEWSLETTER WINTER 2014 ARTICLE & FINALIZATION OF DRAFT LETTER

4. **PLANNING COMMISSION AGENDA FOR DECEMBER 11th, 2014 MEETING:**
 - DISCUSSION

5. **APPROVAL OF MEETING MINUTES:**
 - OCTOBER 9th, 2014

6. **PUBLIC COMMENT**

7. **ADJOURNMENT**

AGENDA
WORCESTER TOWNSHIP PLANNING COMMISSION
MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490
THURSDAY, DECEMBER 11TH, 2014 7:30 P.M.

CALL TO ORDER

ATTENDANCE

1. CENTER SQUARE GOLF COURSE:

- **CONDITIONAL USE APPLICATION – THE PROPOSAL IS FOR A REDEVELOPMENT OF THE CENTER SQUARE GOLF CLUB, BETWEEN BERKS ROAD AND WHITEHALL ROAD ON SKIPPACK PIKE, TO BE REDEVELOPED INTO A RESIDENTIAL LIFE CARE FACILITY. THE PROPOSED RESIDENTIAL LIFE CARE FACILITY WOULD INCLUDE 164 SINGLE FAMILY DETACHED DWELLING UNITS, 170 “CARRIAGE HOMES”, AND 141 “SENIOR INDEPENDENT LIVING, ASSISTED LIVING/ PERSONAL CARE AND MEMORY CARE UNITS.” THE TOTAL SITE AREA IS APPROXIMATELY 158 ACRES AND IS ZONED AGR-AGRICULTURAL.**
 - **DISCUSSION**

2. ZONING AMENDMENT ORDINANCE:

- **HISTORIC ORDINANCE – TIMELINE DISCUSSION**

3. 2015 MEETING SCHEDULE:

- **MOTION**

4. PLANNING COMMISSION AGENDA FOR JANUARY 8th, 2015 MEETING:

- **DISCUSSION**

5. APPROVAL OF MEETING MINUTES:

- **OCTOBER 9th, 2014 - MOTION**
- **NOVEMBER 13th, 2014 - MOTION**

6. PUBLIC COMMENT

7. ADJOURNMENT