

WORCESTER TOWNSHIP  
PLANNING COMMISSION MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
1031 VALLEY FORGE ROAD  
WORCESTER, PA  
Thursday, January 8<sup>th</sup>, 2015 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:**

Mr. Gordon Todd	Chairman
Ms. Pat Quigley	Vice Chairman
Mr. Douglas A. Rotondo	Secretary
Ms. Chris David	Member
Mr. Anthony R. Sherr	Member
Ms. Tiffany M. Loomis	Director of Planning & Zoning

**ABSENT:**

Mr. Brandon Rudd	Township Planning Consultant, Montgomery County Planning Commission
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**GUESTS:**

Mr. Larry Smith: Owner of Willow Creek Farms, LP  
Mr. Ed Hughes, Esq.: Representative for Willow Creek Farms, LP  
Mr. Timothy Woodrow, P.E.: Representative for Willow Creek Farms, LP

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

A motion by Ms. David, seconded by Mr. Sherr for the approval of the Planning Commission positions to remain the same for year 2015, was passed unanimously.

- CHAIRMAN: MR. GORDON TODD
- VICE CHAIRMAN: MS. PAT QUIGLEY
- SECRETARY: MR. DOUG ROTONDO
- MEMBER(S): MS. CHRIS DAVID & MR. ANTHONY SHERR

**2. WILLOW CREEK FARMS, LP LOCATED AT 3220 HEEBNER ROAD:**

- CONDITIONAL USE APPLICATION – THE APPLICANT IS REQUESTING A NEW CONDITIONAL USE APPROVAL ON THE PROPERTY. PREVIOUSLY, CONDITIONAL USE APPROVAL WAS GRANTED FOR A 5.4 ACRE FARM MARKET ON THE ENTIRE TRACT. THE APPLICANT IS NOW PROPOSING TO SUBDIVIDE THE ENTIRE TRACT AND, THEREFORE, THE CURRENT FARM MARKET WOULD EXCEED THE MAXIMUM ALLOWABLE AREA OF THE PROPERTY (5%) THAT CAN BE DEDICATED TO A FARM MARKET. THE APPLICANT IS REQUESTING THAT THE FARM MARKET AREA BE REDUCED FROM 5.4 ACRES TO 2.427 ACRES.

Mr. Timothy Woodrow and Mr. Ed Hughes presented the project proposed.

Discussion and questions ensued as to the timeline, the application process, the conservation easement that exists, the current use, and existing restrictions of the project.

The applicant is proposing this project for estate planning purpose. Dr. Mollick referenced that estate planning purposes is not relevant and the Planning Commission agreed.

Dr. Mollick inquired as to the land use issues related to the project.

**RECOMMENDATION:**

A motion by Ms. Quigley, seconded by Mr. Sherr for the approval of the conditional use application subject to subdivision approval, was passed unanimously.

3. **VILLAGE PLANNING:**

A timeline was provided to the Planning Commission by Montgomery County and John Kennedy and Associates, LLC.

Discussion and questions ensued as to the timeline and the process to be followed.

4. **ZONING AMENDEMENT ORDINANCE:**

The Planning Commission discussed the brochure that has been drafted and requested the Township contact each person by phone that has a historic home provided in the draft brochure to obtain permission to use the picture.

5. **PLANNING COMMISSION AGENDA FOR JANUARY 22<sup>nd</sup>, 2015:**

- **CENTER POINT VILLAGE PLANNING: ZONING**

6. **APPROVAL OF MEETING MINUTES:**

A motion by Mr. Rotondo, seconded by Mr. Sherr for the approval of the minutes for the meeting held on December 11<sup>th</sup>, 2014 as amended, was passed unanimously.

7. **PUBLIC COMMENT**

Dr. Mollick, Worcester inquired about how many acres are preserved at Willow Creek Farms, the subdivision and land development process, the conditional use process application process, the conservation easement that currently exists at Willow Creek Farms.

Dr. Mollick further commented on estate planning, the conservation easement, minimum acreage requirements in conjunction with Willow Creek Farms, property ownership, the farm ordinance amendment,

Discussion and questions ensued.

Dr. Mollick inquired about the historic ordinance. Mr. Todd clarified the processes explained earlier.

Mr. & Mrs. Watson inquired as to the purpose of the historic ordinance. The Planning Commission explained that the purpose is to offer property owners incentives to preserve their historic dwellings.

Discussions and questions ensued regarding the historic ordinance process.

Mr. Todd inquired as to when the clock starts when a conditional use application is received. The Planning Commission inquired as to the application process.

The Township will further advise on this matter and report back to the Planning Commission upon consulting with the Township Solicitor.

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 8:30 P.M.

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

Thursday, January 22<sup>nd</sup>, 2015                      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
Ms. Chris David	Member
Mr. Anthony R. Sherr	Member
Ms. Tiffany M. Loomis	Director of Planning & Zoning
Mr. Brandon Rudd	Township Planning Consultant, Montgomery County Planning Commission

**ABSENT:**

Mr. Douglas A. Rotondo	Secretary
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**GUESTS:**

Mr. John Cover, Montgomery County Planning Commission: Center Point Village Planning Consultant  
Mr. John Kennedy, Kennedy & Associates, LLC: Center Point Village Planning Consultant

**1. CENTER POINT VILLAGE ZONING:**

Mr. John Cover & Mr. John Kennedy presented the updates for Center Point Village Planning.

The concept plan has been adopted by the Board of Supervisors.

In January 2015 the consultants will be assessing the strengths and weaknesses of different zoning techniques including TDR, multiple zoning districts, one zoning district with distinct classes, etc... and this relates to Center Point Village Zoning.

The goal is to draft a new zoning district for Center Point Village. Mr. Cover presented the current concept plan that is a village type of development that is walkable and attractive that will save open space. Trails systems will also be a focus of the village concept that will be completed through the development process by developing standards to require such.

Mr. Todd pointed out that the zoning that would be created does not follow typical format. Mr. Cover agreed.

Mr. Brandon Rudd explained that there will be an educational component to this process to involve the public.

Ms. Quigley inquired if public outreach notices will be sent for this phase of the project. Mr. Cover and the Township confirmed that notices will be sent, as well as other forms of media to be used to inform residents and the general public.

Mr. Cover further clarified that in this process they will be asking for the Worcester Township Planning Commission's recommendations. He asked the Planning Commission to focus on commercial development and where the scale of commercial development will exist in the Village.

He explained that denser development will be located near the intersection of Valley Forge Rd and Skippack Pike, with lower densities as you go farther away.

Mr. Kennedy addressed that the commercial development is far more than the Gambone Shopping Center including C1 development, open space standards, pedestrian connections, intuitional standards, mix use standards, and some residential in the first quadrant. There are 4 quadrants that will be each addressed individually. The first and second quadrants will be tougher.

Mr. Rudd addressed the schedule for the quadrants agreeing that quadrant 1 and 2 will take longer than quadrants 3 & 4.

Mr. Kennedy further addressed where residential options could exist and offering different options that is competitive with the market to be successful.

Discussion and questions ensued regarding market viability.

Discussion and questions ensued regarding the overall zoning for the project.

Discussion and questions ensued regarding the Act 209 Committee.

Standards that will apply to the entire zoning district will be discussed at the February meeting, as well as the overall structure of the ordinance.

2. **PLANNING COMMISSION AGENDA FOR FEBRUARY 26<sup>th</sup>, 2015:**  
• **CENTER POINT VILLAGE PLANNING: ZONING**

3. **APPROVAL OF MEETING MINUTES:**  
Tabled.

4. **PUBLIC COMMENT**

John Diesel, Worcester, commented Center Point Village Planning in relation to a study being performed pertaining to tax revenues generated, commercial development within the village area, big box development, grocery stores located in the area, multi-use sports complexes, uses for the elderly community, current residential development occurring in the area, and property & school taxes.

Mr. Todd further explained that these issues will be addressed further down the line after then zoning language has been drafted.

Mr. Andorn, Worcester, commented on Center Point Village Planning in relation to private property rights, the zoning process, the public education process in notifying stakeholders, and the individuals

who would be affected by this zoning ordinance amendment, and the previous proposed historic ordinance amendment.

Mr. Cover & Mr. Kennedy further clarified the process of developing new zoning regulations.

Mr. Todd further clarified the previously proposed historic ordinance amendment.

Mr. Andorn inquired about sewer capacity and Mr. Cover addressed that there is capacity.

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 9:21 P.M.

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

Thursday, February 26<sup>th</sup>, 2015      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
Mr. Douglas A. Rotondo	Secretary
Ms. Chris David	Member
Ms. Tiffany M. Loomis	Director of Planning & Zoning
Mr. Brandon Rudd	Township Planning Consultant, Montgomery County Planning Commission

**ABSENT:**

Ms. Pat Quigley	Vice Chairman
Mr. Anthony R. Sherr	Member

**GUESTS:**

None

**1. VILLAGE PLANNING:**

- CENTER POINT VILLAGE ZONING

Mr. Brandon Rudd introduced the Center Point Village Zoning. He provided packets to further illustrate the direction the zoning is being developed under.

Reviewed Center Point Village Planning Packet per question by Michelle Jackson-Greenwalt.

Mixed Use preservation, institutional, open space, commercial 1 & 2 will be addressed in conjunction with the bubble plan.

Conditional Use will be a function of the zoning.

The following standards apply:

- Incentivize the reuse of existing buildings
- Maintenance of rural character
  - Architectural Design Standards
- A walkable and human scale streetscape
  - Limit size of buildings
  - Encourage façade variation
  - Façade orientation toward the street
  - Regulate distance of building from the street

- Parking located in the rear of the lot
  - Landscaping
- A variety of housing types and businesses
  - Require mix
  - Reference bubble plan from Vision Plan (p. 22)
- Density focused at the center of the village, tapering off as you go farther out
- Development of trails and open space
  - Require interconnection
  - Open space standards
- Common driveways and interconnected parking
  - Develop shared parking standards
  - Require cross-easements

Mr. Todd inquired if this is a method that is used in other Townships. Mr. Rudd explained that other Townships have used this model before.

Mr. Todd referenced the Township's comprehensive plan and if this would be a receiving district TDR's. Mr. Rudd requested that this ordinance be written as a standalone. The TDR ordinance would need to be amended and then this area would be a receiving district.

Questions and discussion ensued regarding TDR's.

Doug inquired as to what a cross-easement is. Mr. Rudd explained this would involve the rear parking lot.

Ms. David inquired about the distance of the building from the street and what the standard should be. Mr. Rudd explained that the buildings need to be much closer than they currently are.

Ms. David inquired about buffering between the sidewalk and street to be a requirement. Mr. Rudd explained that this is the direction that the standard is going. He is currently in the process of determining the specific standards. He is finding the common ground. Chris was looking for the general direction.

Discussion and questions ensued regarding buffering, sidewalks, and building placement in relation to where the road is. Mr. Rudd explained what a build to line is.

Mr. Todd stated that there will be an educational process. Mr. Rudd explained the process.

Mr. Ryan inquired how a simple home renovation would be affected if you are a part of the Center Point Zoning District. Will there be an effect on normal home owner. Mr. Rudd explained that this only affects a new land development application.

The zoning would be an underlying zoning and this will be a by-right overlay. The conditional use will dictate this process. The new process will only add to zoning. If something is already commercial those rights would not be affected.

Mr. Todd stated that this will be a little different than traditional zoning. He is looking forward to the educational process.

Mr. Ryan inquired about commercial zoning regarding the Ryan's property.

Mr. Andorn inquired as to what the Board of Supervisors approved and the overall process and cross-easements.

Mr. Todd & Mr. Rudd further clarified governmental procedure regarding the Master Plan Process.

Mr. Andorn is under the belief that this zoning would be more restrictive. Mr. Rudd explained that the conditional use dictates if the higher density would be allowed to be used.

Mr. Rudd explained this is done in real time, it will not overnight. It might take 10 years or 20 years from now.

Mr. Andorn inquired if the property owners affected are in favor of this project.

The bubble-map is a guideline. Mrs. Ryan is in agreement with the process.

Mr. Rudd explained that they want to add value and in no way take away from it and the overall process. He further clarified that the density has not yet been developed.

The overall plan was discussed amongst the public and Planning Commission.

Ms. David explained the incentive. Mr. Ryan inquired as to when the language will be actually be developed? It will take a few months.

Trails connections and etc... will apply to everything. The shopping center will be looked at first then standards will be proposed that apply to everything and to each quadrant.

2. **PLANNING COMMISSION AGENDA FOR MARCH 26<sup>th</sup>, 2015:**

- **CENTER POINT VILLAGE ZONING**

3. **APPROVAL OF MEETING MINUTES:**

A motion by Mr. Rotondo, seconded by Ms. David for the approval of the minutes for the meeting held on January 8<sup>th</sup>, 2015 as amended, was passed unanimously.

A motion by Mr. Rotondo, seconded by Ms. David for the approval of the minutes for the meeting held on December 11<sup>th</sup>, 2014 as amended, 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 8:58 P.M.

WORCESTER TOWNSHIP  
PLANNING COMMISSION MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
1031 VALLEY FORGE ROAD  
WORCESTER, PA  
Thursday, March 26<sup>th</sup>, 2015 7:30 P.M.

**CALL TO ORDER**

The regularly scheduled meeting of the Planning Commission was called to order by Ms. Pat Quigley at 7:30 P.M.

**ATTENDANCE**

**PRESENT:**

Mr. Gordon Todd	Chairman
Ms. Pat Quigley	Acting Chairman
Mr. Douglas A. Rotondo	Secretary
Ms. Chris David	Member
Ms. Tiffany M. Loomis	Director of Planning & Zoning
Mr. Brandon Rudd	Township Planning Consultant, Montgomery County Planning Commission

**ABSENT:**

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

None

Mr. Robert Andorn, Worcester  
Mrs. Leona Ryan, Worcester  
Ms. Michelle Jackson-Greenawalt, Worcester

1. **VILLAGE PLANNING:**

- **CENTER POINT VILLAGE ZONING**

Mr. Brandon Rudd presented a power point slide presentation for Center Point Village Zoning regulations and criteria. The regulations and criteria presented is an initial draft that will be revised several times.

Discussion and questions ensued.

Mrs. Ryan commented on the presentation.

Mr. Andorn commented on the presentation.

Ms. Michelle Jackson-Greenawalt commented on the presentation.

A copy of the presentation may be provided upon request.

2. **PLANNING COMMISSION AGENDA FOR APRIL 23<sup>rd</sup>, 2015:**

- 2924 GERMANTOWN PIKE – SKETCH PLAN DISCUSSION
- CENTER POINT VILLAGE ZONING

3. **APPROVAL OF MEETING MINUTES:**

A motion by Mr. Rotondo, seconded by Ms. David for the approval of the minutes for the meeting held on February 26<sup>th</sup>, 2015 as amended, 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. Pat Quigley at 8:39 P.M.

WORCESTER TOWNSHIP  
PLANNING COMMISSION MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
1031 VALLEY FORGE ROAD  
WORCESTER, PA  
Thursday, April 23, 2015 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:**

Mr. Gordon Todd	Chairman
Ms. Pat Quigley	Vice-Chairman
Mr. Douglas A. Rotondo	Secretary
Ms. Chris David	Member
Mr. Anthony R. Sherr	Member
Mr. Brandon Rudd	Township Planning Consultant, Montgomery County Planning Commission

**ABSENT:**

Ms. Tiffany M. Loomis	Director of Planning & Zoning
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**GUESTS:**

Mr. Michael A. Richardson	Land Development Manager, Toll Brothers, Inc.
Mr. Thomas Imperato, Esq.	Representative for Toll Brothers, Inc.

**1. PRESERVE @ WORCESTER:**

- EXCESS TOPSOIL REQUEST – STOCKPILE ASBUILTS

Mr. Michael A. Richardson explained (as per his April 10, 2015 letter to Township Manager F. Lee Mangan) that there is an excess of excavated topsoil, measuring approximately 11,000 cubic yards, from the site work and construction being conducted at the Toll Brothers development off of Skippack Pike and North Wales Road. According to Chapter 81, Section 4 of the Worcester Township Code (Grading and Excavations), topsoil excavated from a particular parcel within the township may not be removed or transported from that parcel. As an alternative, Toll Brothers is suggesting that the surplus soil be used to raise the final grades of Common Greens #1, 5, and 6 by one foot consistently and is also proposing the construction of two landscaped berms within the designated Open Space areas E and F.

Ms. Quigley said that she has reservations about the raising of grades on the Common Greens. She noted that these open space areas were carefully planned to create a certain aesthetic quality that would enhance the look and feel of the development, for both residents and passers-by. It would defeat the entire purpose of having spent years in planning review if the grades were raised. The terrain in that particular part of the township has very gradual and subtle changes in elevation, with wide viewsheds, and she believes it should remain that way.

Mr. Richardson commented that if Toll Brothers had been the original developer to initiate the planning of the project, then they would have been able to address this issue better. *Note: Sal Paone Builders was responsible for the genesis of the project in 2004, but sold the property to Toll Brothers, Inc. after receiving final approval from the Board of Supervisors in 2013.*

Ms. Quigley questioned whether the ordinance prohibited topsoil from being removed from a property or out of the township limits.

Mr. Rudd confirmed that the current ordinance states that topsoil cannot be removed from individual properties.

The Planning Commission agreed that the ordinance, while well-intentioned, has caused an unintended negative consequence in this particular situation.

Ms. Quigley made a motion to recommend to the Board of Supervisors that the excess topsoil on this property be allowed to be relocated somewhere else. Mr. Sherr seconded the motion, and it was passed unanimously.

## 2. **CENTER SQUARE GOLF COURSE:**

- **CONDITIONAL USE APPLICATION**

The Planning Commission is in agreement that the Cutler Group's Conditional Use Application for a proposed 475 unit residential subdivision, including a "Life Care Facility," should be denied by the Board of Supervisors.

Mr. Todd gave the following reasons as to why the CU Application should be denied:

- The applicant has not complied with the definition of a Life Care Facility, according to Section 150-9.
- The sketch plan provided indicates that single family units shown as independent living villas and independent living carriage homes appear to be on a subdivision of 334 non-conforming lots and would not meet the dimensional standards of this section, 150-11(D)(7). It also would create substantial non-conformity.
- The applicant has not satisfied the burden of proving compliance with Section 150-215 standards A through F of the Township Zoning Code. No credible evidence was presented either on the sketch plan or during the testimony at multiple public hearings providing compliance with any of the standards A through F with the possible exception of a part of standard D relating to traffic.

The Planning Commission also referenced the Montgomery County Planning Commission's review letter dated October 6, 2014, which recommends denial of the CU Application by the Board of Supervisors. In addition, they referenced Mr. Todd's letter to the Board of Supervisors, dated November 19, 2014. This explains the points above and the fact that the Planning Commission would not make a recommendation on the CU Application, due to a lack of information on the sketch plan and application.

Mr. Sherr made a motion, based on the above information, to recommend that the Board of Supervisors deny the applicant's CU application. Ms. Quigley seconded the motion, and it was passed unanimously.

3. **VILLAGE PLANNING**

- CENTER POINT VILLAGE ZONING

Mr. Rudd reported on the progress of the drafting of the proposed Center Point Village Master Plan. He said that he continues to be in consultation with private planner Mr. John Kennedy, as well as with staff from Worcester Township and the Montgomery County Planning Commission. A stand-alone public hearing may be scheduled for this coming June.

4. **PLANNING COMMISSION AGENDA FOR MAY 4, 2015 JOINT MEETING WITH THE BOARD OF SUPERVISORS**

Since there is nothing of any importance to discuss with the Board of Supervisors at this upcoming meeting, the Planning Commission will not be present.

5. **PLANNING COMMISSION AGENDA FOR MAY 28, 2015 MEETING**

- HISTORIC PRESERVATION ORDINANCE
- CENTER POINT VILLAGE PLANNING

6. **APPROVAL OF MEETING MINUTES:**

A motion by Ms. David, seconded by Mr. Rotondo, for the approval of the minutes for the meeting held on March 26<sup>th</sup>, 2015 as amended, was passed unanimously.

7. **PUBLIC COMMENT**

Mr. John Kratz, Whitehall Road resident, asked if there was any plan to strengthen or repeal the ordinance section dealing with Life Care Facilities to prevent residents from incurring another lengthy and costly ordeal in the future (similar to the current Center Square Golf Course CU Application process).

Mr. Todd said he would be in favor of revising or repealing this section of the ordinance.

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 8:13 P.M.

WORCESTER TOWNSHIP  
PLANNING COMMISSION MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
1031 VALLEY FORGE ROAD  
WORCESTER, PA  
Thursday, May 28<sup>th</sup>, 2015 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:**

Mr. Gordon Todd	Chairman
Mr. Douglas A. Rotondo	Secretary
Ms. Chris David	Member
Mr. Anthony R. Sherr	Member
Ms. Tiffany M. Loomis	Director of Planning & Zoning
Mr. John Cover	Township Planning Consultant, Montgomery County Planning Commission
Mr. Brandon Rudd	Township Planning Consultant, Montgomery County Planning Commission
Mr. John Kennedy	Township Land Planning Consultant

**ABSENT:**

Ms. Pat Quigley	Vice-Chairman
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**GUESTS:**

Mr. Brennan Marion, Developer  
Mr. John Kennedy, Representative of Developer

**1. OUR FARM SKETCH PLAN**

- 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 introduced the sketch plan. Homsher Hill is buying the property from 1600 Potshop Road.

Additionally, Mr. Kennedy has gone through an approval process regarding the Board of Supervisors allowing him to represent Homsher Hill and Gambone Company.

37 lots are being proposed at the Our Farm Estate.

Mr. Kennedy discussed the Township Engineer meeting regarding the waiver requests regarding a 22' feet cart way and a 44' feet right of way. The Township Engineer is in agreement with this standard.

The purpose of this evening is to re-introduce the project and the new applicant.

Mr. Todd inquired about a structure being removed.

Mr. Marion further explained as to why the structure is being removed. Mr. Rotondo explained how this is a specific land-marker and would be a considerable lost.

Mr. Todd commented that the barn is in decent shape. Mr. Kennedy explained that the structure has been stripped.

Mr. Todd admires the house along Whitehall.

Mr. Kennedy inquired about the overall standards regarding the reduced width streets.

Mr. Sherr inquired as to what other waivers would be required.

Further discussion and questions ensued.

The goal is to progress into the engineering step. .

## 2. **VILLAGE PLANNING**

- **CENTER POINT VILLAGE ZONING**

Mr. Brandon Rudd introduced the Zoning for Center Point Village Planning and have a public forum in September opposed to June 2015 due to vacation schedules wanting stakeholders and residents present. A general overview was given by Mr. Brandon Rudd, Mr. John Cover, and Mr. John Kennedy.

Mr. Todd is concerned about reviewing what is being proposed and when will the public will be reviewing the material.

Mr. Kennedy would like to present a more complete product to address working out density, mix, and residential.

## 3. **ZONING AMENDMENT ORDINANCE**

- **HISTORIC ORDINANCE**

5 more properties needed for the informational brochure. Mr. Todd requested that the Planning Commission be forwarded a list of who has responded yes to having their home featured in the brochure.

## 4. **PLANNING COMMISSION AGENDA FOR JUNE 25<sup>th</sup>, 2015 MEETING**

- **HISTORIC PRESERVATION ORDINANCE**
- **WILLOW CREEK FARMS, L.P – 3 LOT SUBDIVIISON**

- **CENTER POINT VILLAGE PLANNING**

5. **APPROVAL OF MEETING MINUTES:**

A motion by Mr. Rotondo, seconded by Ms. David, for the approval of the minutes for the meeting held on April 23<sup>rd</sup>, 2015 as amended, was passed unanimously.

6. **PUBLIC COMMENT**

Mr. Andorn commented on older structures close to the road, historic structures, demolition, and the big box development concept.

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 8:36 P.M.

WORCESTER TOWNSHIP  
PLANNING COMMISSION MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
1031 VALLEY FORGE ROAD  
WORCESTER, PA  
Thursday, June 25, 2015      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:**

Mr. Gordon Todd	Chairman
Ms. Pat Quigley	Vice-Chairman
Mr. Douglas A. Rotondo	Secretary
Ms. Chris David	Member
Ms. Tiffany M. Loomis	Assistant Manager & Director of Planning and Zoning
Mr. Brandon Rudd	Township Planning Consultant, Montgomery County Planning Commission

**ABSENT**

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

Mr. Andrew Smith	Applicant for Willow Creek Farms, L.P.
Mr. Edward Hughes	Representative for applicant
Mr. John Kolb	Representative for applicant

**1. WILLOW CREEK FARMS, L.P.:**

- 3-LOT SUBDIVISION BOUNDED BY STUMP HALL AND HOLLOW ROADS, TRANSECTED BY KRIEBEL MILL ROAD. THE TOTAL ACREAGE IS 138.325 ACRES. THE APPLICANT IS PROPOSING A TOTAL OF 3 LOTS.

Mr. Hughes presented the proposed three-lot subdivision plan. The applicant will comply with both review letter recommendations from the Montgomery County Planning Commission and CKS Engineers. Since this property was preserved through Montgomery County's Farmland Preservation Program, the Montgomery County Land Preservation Board will need to grant approval for this subdivision. No new construction is proposed. Each new lot meets the 50 acre minimum farm size that is required by the conservation easement placed on the property. None of these lots may be subdivided again.

Mr. Rotondo made a motion to recommend to the Board of Supervisors that the application receive preliminary/final approval contingent on following the recommendations of the Township Engineer and County Planning consultant. Ms. Quigley seconded the motion, and it was passed unanimously. The applicant requested that his application go before the Board of Supervisors for approval consideration at the July 15, 2015 meeting.

2. **VILLAGE PLANNING**

- CENTER POINT VILLAGE ZONING

Mr. Rudd said that there is nothing new to report on the proposed Center Point Village Master Plan. A formal public presentation to update everyone will occur in August or September.

3. **ZONING ORDINANCE AMENDMENT**

- HISTORIC ORDINANCE

Mr. Rotondo has obtained permission from a couple more property owners to use photos of their buildings in the township's brochure about resources for owners of historic structures/properties. A few more photos are needed. With the owners' permission, they should be sent to Mr. Rudd in JPG format, preferably 300 dpi resolution.

4. **PLANNING COMMISSION AGENDA FOR JULY 23, 2015 MEETING**

- The July 23, 2015 meeting will most likely be cancelled. There is nothing new or of any importance to discuss.

5. **APPROVAL OF MEETING MINUTES:**

A motion by Mr. Rotondo, seconded by Ms. David, for the approval of the minutes for the meeting held on April 28<sup>th</sup>, 2015 as amended was passed unanimously.

6. **PUBLIC COMMENT**

Mr. Robert Andorn, Valley Forge Road Resident, had questions about his comments from the April 28, 2015 meeting, as they appeared in the minutes. He said there was an error in what he had said and asked that it be corrected. The Planning Commission agreed and corrected the minutes. Mr. Andorn also commented on the ability to hear what is being said by the Planning Commission and asked that the members speak into the microphones.

Mr. Andrew Smith inquired about the Center Point Village Master Plan. Mr. Rudd clarified that zoning language is being drafted for the Center Point Village Mater Plan.

Mr. Todd addressed the Our Farm sketch plan. The developer has decided to keep the farmhouse along Whitehall Road that was discussed at the May 28, 2015 meeting. It had been proposed for demolition. He said the developer would also be adding an equestrian trail along the edge of the property. The next submission for this project will be an official application.

Mr. Todd briefly addressed the Center Square Golf Club and the possibility of removing the section pertaining to nursing homes and life-care facilities from the zoning code.

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 8:00 P.M.

WORCESTER TOWNSHIP  
PLANNING COMMISSION MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
1031 VALLEY FORGE ROAD  
WORCESTER, PA  
Thursday, August 27, 2015 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. Douglas A. Rotondo	Secretary
Ms. Chris David	Member
Ms. Tiffany M. Loomis	Assistant Manager & Director of Planning and Zoning
Mr. Brandon Rudd	Township Planning Consultant, Montgomery County Planning Commission

**ABSENT**

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

Mr. William Bondi	FVCN Building Committee
Mr. Michael Lehr, AIA (Althouse, Jaffe & Associates)	Architect for Applicant
Mr. Jose Grande, PE (Woodrow & Associates)	Civil Engineer for Applicant

1. **3044 GERMANTOWN PIKE (FAIRVIEW VILLAGE CHURCH OF THE NAZARENE):**
  - **SKETCH PLAN DISCUSSION: THE LAND DEVELOPMENT PLAN SHOWS THREE DIFFERENT BUILDING ADDITIONS CONTAINING A TOTAL OF 14,331 SQUARE FEET. THERE ARE VARIOUS ZONING ISSUES THAT NEED TO BE ADDRESSED.**

Mr. Grande presented the sketch plan of the proposed additions to the existing church. Zoning relief would be required for this project to go forward, as the existing impervious coverage on the property is 39.06%. This is over the allowable maximum impervious coverage of 30%. The applicant is proposing a total impervious coverage of 41.72%. The applicant is proposing a total building coverage of 10.71%, which is over the allowable maximum of 10%.

Ms. Quigley asked about the possibility of placing additions closer to Germantown Pike. This was an overall concept explored in village planning discussions several years ago, when the Planning Commission was working on a master plan for Fairview Village. Mr. Grande said this was not feasible for various reasons, including safety and security for the pre-school.

Mr. Rudd inquired about the size of the existing and proposed parking spaces. Both are 10 feet by 20 feet. He suggested making both existing and new spaces smaller, about 9 feet by 18 feet, in order to reduce the proposed impervious coverage and get more spaces out of the existing parking lots.

Mr. Lehr commented on the limited number of spaces available. The proposed total number of spaces after the addition is completed is 471. Only 370 are required. All of the existing spaces are utilized for parking.

The Planning Commission would like to see the impervious coverage reduced. They suggested the possibility of using porous paving for the parking areas. This would allow water to filter through.

Ms. Quigley asked if the church could buy additional adjacent property to increase the size of their property. Mr. Bondi said that this was not possible anytime in the near future.

## 2. **VILLAGE PLANNING**

- **CENTER POINT VILLAGE ZONING**

Mr. Rudd said he should have a full draft of the proposed Center Point Village Master Plan next week. It will be distributed to the Planning Commission and the Township office for review. It will be discussed (tentatively) at the September meeting of the Planning Commission.

## 3. **ZONING ORDINANCE AMENDMENT**

- **HISTORIC ORDINANCE**

There are nearly enough photographs to use in the township's brochure about resources for owners of historic structures/properties. A final draft should be ready by the September meeting.

- **LIFE CARE FACILITIES**

The Planning Commission discussed the possibility of either amending or removing the section of the Township's Zoning Code that regulates the development of life care facilities. This is in light of the recent proposal from developer David Cutler to construct a massive "life care" facility on the Center Square Golf Club property. There are currently no specific standards for these facilities, which is dangerous.

Mr. David Plager, Meadowood resident, asked about the implications of both having and not having the ordinance.

Mr. Rudd said that Pennsylvania's "Fair Share" law (a law that requires every municipality in the Commonwealth to accommodate for every type of land use and development) is very vague about life care facilities. He said that the Township could be taken to court over this issue and suggested that the Township Solicitor consult with the Planning Commission and the Board of Supervisors.

The Planning Commission is in agreement that there are advantages and disadvantages in regard to either having an ordinance for life care facilities (with no standards) or not having the ordinance at all.

Mr. Todd made a motion to recommend removal from the Worcester Township Zoning Code the section that allows for life care facilities, until such time that there are adequate standards for the proper regulation of this development type. Mr. Rotondo seconded the motion, and it was passed unanimously.

4. **PLANNING COMMISSION AGENDA FOR SEPTMEBER 24, 2015 MEETING**

- The Center Point Village Master Plan will tentatively be discussed.
- A final draft of the Historic Resource brochure will be ready.
- Ms. Quigley may be organizing some information to discuss concerning a possible ordinance regulating the planting of bamboo.

5. **OTHER ANNOUNCEMENTS**

- At the November 2, 2015 joint meeting with the Board of Supervisors (8 am), the Montgomery County Planning Commission will be giving a three part presentation regarding its available services to municipalities, its contract with Worcester Township, and an overview of the County's new Comprehensive Plan, Montco 2040.

6. **APPROVAL OF MEETING MINUTES:**

A motion by Mr. Rotondo, seconded by Ms. David, for the approval of the minutes for the meeting held on June 25, 2015 (as amended) was passed unanimously.

7. **PUBLIC COMMENT**

Mr. Robert Andorn, Valley Forge Road resident, questioned whether the Planning Commission can legally make a motion to remove a section of the Township Zoning Code without public comment. Mr. Todd said that the Planning Commission is strictly an advisory board, and that all legislative and executive actions and/or authority lie solely with the Board of Supervisors. The Planning Commission did not remove anything from the Zoning Code and only recommended that the Board of Supervisors remove that particular section.

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 8:32 P.M.

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

Thursday, September 24<sup>th</sup>, 2015      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:**

Mr. Gordon Todd	Chairman
Ms. Pat Quigley	Vice Chairman
Ms. Chris David	Member
Mr. Anthony R. Sherr	Member
Ms. Tiffany M. Loomis	Assistant Manager and Director of Planning & Zoning

**ABSENT:**

Mr. Douglas A. Rotondo	Secretary
Mr. Brandon Rudd	Township Planning Consultant, Montgomery County Planning Commission

**GUESTS:**

None

**1. VILLAGE PLANNING:**

A timeline was provided to the Planning Commission by Mr. Rudd. Draft zoning will be discussed at the October 22<sup>nd</sup>. 2015 Planning Commission Meeting.

Discussion and questions ensued as to the timeline and the process to be followed.

**2. ZONING AMENDEMENT ORDINANCE:**

The Planning Commission discussed the historical brochure that has been drafted and requested minor grammar corrections be made throughout the brochure.

**3. UPPER GWYNEDD TOWNSHIP – ACT 537 SEWAGE FACILITIES PLAN SPECIAL STUDY INQUIRY:**

The Planning Commission discussed that there is no additional need for sewage facilities at this time pursuant to the merits of the request.

**4. PLANNING COMMISSION AGENDA FOR OCTOBER 22<sup>nd</sup>, 2015:**

- CENTER POINT VILLAGE PLANNING: ZONING ORDINANCE LANGUAGE
- MEADOWOOD LAND DEVELOPMENT PLAN – POOL & REHAB FACILITY

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 August 27<sup>th</sup>, 2015 as amended per minor corrections, was passed unanimously.

6. **PUBLIC COMMENT**

Residents that live adjacent to the Center Square Golf Course are very concerned of the possibility of a life care facility being approved due to the proposed development by the Cutler Group.

Discussion and questions ensued among the residents and the Planning Commission regarding this matter.

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 8:03 P.M.

**WORCESTER TOWNSHIP PLANNING COMMISSION  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, WORCESTER, PA  
THURSDAY, NOVEMBER 18, 2015 – 7:30 PM**

**CALL TO ORDER** by Mr. Todd at 7:30 PM

**PLEDGE OF ALLEGIANCE**

**ATTENDANCE**

PRESENT:   GORDON TODD                   [X]  
              PAT QUIGLEY               [X]  
              CHRIS DAVID               [X]  
              DOUGLAS ROTONDO       [X] arrived 7:38 PM  
              ANTHONY SHERR           [X]

1. Act 209 Study Ordinance – Tommy Ryan, Township Manager, provided an overview of Township traffic impact fee planning efforts during the previous two years, and a proposed ordinance to enact a revised traffic impact fee.

Mr. Sherr motioned to recommend the Board approve the proposed ordinance as presented. The motion was seconded by Ms. David. There was no public comment. By unanimous vote the Planning Commission adopted the motion.

2. 3330 Water Street Road – John Kohl, Engineer for the Applicant, provided an overview of a two-lot subdivision at 3330 Water Street Road. Mr. Kohl stated approval of the subdivision only was sought at this time, and no construction at proposed Lot 2 was sought at this time.

Ms. Quigley inquired as to the loss of trees when the proposed driveway is installed. It was the consensus of the Members that the Applicant provide the required number of street trees, but that these trees be located in an area that best offsets the visual impact of the loss of existing trees when the proposed driveway is installed, with the planting locations to be determined by the Township Engineer.

Ms. Quigley motioned to recommend the Board of Supervisors grant Preliminary/Final Approval to the plan of minor subdivision at 3330 Water Street Road, consisting of sheet 1 of 1, dated September 28, 2015 with no subsequent revisions, conditioned upon the waivers noted in the November 19, 2015 review letter issued by the Township Engineer, not including the waiver of street trees, which the Applicant shall provide in the number required by the Township Code, and locate in an area that best offsets the visual impact of the loss of existing trees when the proposed driveway is installed, with the tree locations to be determined by the Township Engineer. The motion was seconded by Mr. Rotondo. There was no public comment. By unanimous vote the Planning Commission adopted the motion.

3. Center Point ordinance – The Members continued their review of the proposed zoning ordinance. It was the consensus of the Members to prepare a list of questions to be submitted to John Kennedy, Project Consultant, for review and discussion at the December 10 Planning Commission meeting.

The Members commented on the provision of additional detail at Section 150-249.2; clarification on applicable structures at Section 150-249.3.A(4); clarification of the option selection procedure at Section 150-249.B; clarification on the award of a density bonus if one or more of the conditions at Section 150-249.5 are not applicable to a parcel; and, the provision of an illustration for lots less than three acres.

Amanda Zimmerman, Assistant Manager, will prepare a detailed list of Member comments, and forward this list to Mr. Kennedy for his review prior to the December meeting.

4. Public Comment

- Bob Andorn, Worcester Township, commented on the ability to hear Member comments, Community Hall’s public speaker system, and the Center Point Ordinance and the previously-proposed historic district ordinance.
  - Kevin Palmer, Ambler Borough, commented on the location of non-residential structures in the proposed Center Point ordinance. Charles Tornetta, Consultant to Mr. Palmer, commented on the permitted depth of non-residential structures.
5. December 10 Planning Commission meeting agenda – Mr. Ryan noted the December 10 Planning Commission meeting agenda included the review of a proposed stormwater ordinance, continued discussion on the proposed Center Point ordinance, and the review of an application to the Zoning Hearing Board.

**ADJOURNMENT**

There being no further business brought before the Board, Mr. Todd adjourned the meeting at 8:24 PM.

Respectfully Submitted:

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Tommy Ryan  
Township Manager

**WORCESTER TOWNSHIP PLANNING COMMISSION  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, WORCESTER, PA  
THURSDAY, DECEMBER 10, 2015 – 7:30 PM**

**CALL TO ORDER** by Mr. Todd at 7:32 PM

**ATTENDANCE**

PRESENT:   GORDON TODD                   [X]  
              PAT QUIGLEY               [X]  
              CHRIS DAVID               [X]  
              DOUGLAS ROTONDO       [X]  
              ANTHONY SHERR           [X]

1. IBEW – Joe Cattuci, Counsel for the Applicant, provided an overview of a proposed expansion to an existing training and education facility at 3455 Germantown Pike. Mr. Cattuci noted the improvements also include an expanded parking area, new stormwater management facilities and new landscape buffers.

Mr. Cattuci noted the Applicant had submitted an application to the Zoning Hearing Board to extend relief previously granted by an additional two years.

Mr. Sherr inquired as to the dewatering period waiver request, and there was discussion on Township and State standards in this regard.

Joe Nolan, Township Engineer, will review the landscape plan to determine if native species are utilized to the extent possible.

2. Stormwater Ordinance – Mr. Nolan noted the proposed Stormwater Ordinance would encompass a new chapter in the Township Code, and he stated the provisions would be applicable to both proposed subdivisions and land developments and existing improvements.

Mr. Nolan commented on the extent to which the proposed ordinance provisions are mandated by Federal and State law, and as such not subject to municipal revision. Mr. Nolan commented on the scope of regulated activities, which includes certain redevelopment and grading activities.

Mr. Nolan commented on activities that qualify for stormwater requirement exemptions, and on activities that qualify for a simplified approach to meet the stormwater requirements.

Ms. Quigley inquired as to stormwater ordinances in other municipalities, and Mr. Nolan noted that the proposed ordinance is very similar to the ordinances employed elsewhere, because the language is based on a model ordinance that was created to meet the mandate of Federal and State law.

Mr. Nolan commented on fees in lieu of improvements for smaller projects, and the option to require developers to post an operations and maintenance fee to offset monitoring and other service expenses incurred by the Township for a period up to 10 years.

Mr. Sherr inquired as to a timeline to adopt the ordinance. Mr. Nolan commented on the standing permit period, and he noted the Township was aiming to consider the ordinance by year's end.

3. Center Point ordinance – The Members continued their review of the proposed zoning ordinance.

Mr. Todd commented on residential density calculation.

John Kennedy, Project Consultant, commented on commercial use setback from the roadway.

Mr. Todd commented on the effectiveness of density bonus groupings, and inquired as to the density bonus calculation if some grouping criteria were not applicable to a certain development. Brandon Rudd, Township Planning Consultant, confirmed that criteria not applicable to a certain development would not disqualify a development from receiving the density bonus.

Mr. Rudd commented on the mandatory use mix for proposed developments at larger parcels. Mr. Rudd will add language to clarify this requirement is applicable to land developments only.

Mr. Kennedy noted the proposed ordinance is not an overlay district. There was general discussion regarding the status of existing uses and structures should the ordinance be adopted, and Mr. Kennedy noted these uses and structures would be deemed non-confirming, and would be permitted to remain and to expand pursuant to Township Code.

Ms. David commented on allowing too much of a single use. Mr. Kennedy agreed that encouraging a single use should be discouraged, and he noted the proposed ordinance seeks to encourage mixed-used development.

Ms. David commented on permitted building height.

Susan Caughlan, Worcester Township, commented on the Township Solicitor's review of proposed ordinances.

Ms. Caughlan commented on lot size distinction, permitted uses, the establishment of non-confirming uses, and the protection of older and historic structures.

John Coughlin, Worcester Township, inquired about the extension of the proposed district boundaries to include his Valley Forge Road property. Mr. Coughlin will discuss this matter with his neighbors, and Mr. Kennedy will review this possibility.

4. November 18 Planning Commission meeting minutes – Mr. Sherr motioned to approve the November 18 Planning Commission meeting minutes, revised to delete the time of arrival for Members arriving after the call to order, second by Mr. Rotondo. All ayes, the motion was approved.
5. Zoning Hearing Board applications – The Members reviewed two applications submitted to the Zoning Hearing Board – ZHB 15-03 (Goldblum/Eckert), and ZHB 15-04 (IBEW). The Members did not take a position on either application.
6. January 28 Planning Commission meeting agenda – The Members determined the January 28 Planning Commission meeting agenda will include the IBEW and Whitehall Estates development applications, the proposed stormwater ordinance and any Zoning Hearing Board applications submitted to the Township.
7. Public Comment
  - There was no public comment at this evening’s meeting.

#### **ADJOURNMENT**

There being no further business brought before the Board, Mr. Todd adjourned the meeting at 9:03 PM.

Respectfully Submitted:

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Tommy Ryan  
Township Manager