

**AGENDA**  
**WORCESTER TOWNSHIP PLANNING COMMISSION MEETING**  
**WORCESTER TOWNSHIP COMMUNITY HALL**  
**1031 VALLEY FORGE ROAD, WORCESTER, PA 19490**  
**THURSDAY, JANUARY 28, 2016, 7:30 P.M.**

1. **CALL TO ORDER**
2. **ATTENDANCE**
3. **ELECTION OF OFFICERS**
  - Chair
  - Vice Chair
  - Secretary
  - Members
4. **IBEW**
  - discussion
5. **STORMWATER ORDINANCE**
  - discussion
6. **FEMA FLOOD PLAN ORDINANCE**
  - discussion
7. **ALTERNATIVE PLANNING COMMISSION MEMEBER**
  - discussion
8. **APPROVAL OF MEETING MINUTES**
  - motion to approve December 10, 2015 meeting minutes
9. **ZONING HEARING BOARD APPLICATIONS**
  - discussion on 16-01 – Wetter, 2110 Wentz Church Road
  - discussion on 16-02 – Developmental Enterprises Corp., 2934 Township Line Road
  - discussion on 16-02- Morelli, 1890 Blattner Road
10. **PLANNING COMMISSION AGENDA FOR FEBRUARY 25, 2016 MEETING**
  - discussion
11. **PUBLIC COMMENT**
12. **ADJOURNMENT**

**AGENDA**  
**WORCESTER TOWNSHIP PLANNING COMMISSION MEETING**  
**WORCESTER TOWNSHIP COMMUNITY HALL**  
**1031 VALLEY FORGE ROAD, WORCESTER, PA 19490**  
**THURSDAY, FEBRUARY 25, 2016, 7:30 PM**

1. **CALL TO ORDER**
2. **ATTENDANCE**
3. **2119 BERKS ROAD SUBDIVISION**
  - discussion
4. **APPROVAL OF MEETING MINUTES**
  - motion to approve January 28, 2016 meeting minutes
5. **ZONING HEARING BOARD APPLICATIONS**
  - none
6. **PLANNING COMMISSION AGENDA FOR MARCH 24, 2016 MEETING**
  - discussion
7. **PUBLIC COMMENT**
8. **ADJOURNMENT**

**AGENDA**  
**WORCESTER TOWNSHIP PLANNING COMMISSION MEETING**  
**WORCESTER TOWNSHIP COMMUNITY HALL**  
**1031 VALLEY FORGE ROAD, WORCESTER, PA 19490**  
**THURSDAY, MARCH 24, 2016, 7:30 PM**

1. **CALL TO ORDER**
2. **ATTENDANCE**
3. **2568 SKIPPACK PIKE SUBDIVISION**
  - discussion
4. **CENTER POINT VILLAGE ZONING ORDINANCE**
  - discussion
5. **APPROVAL OF MEETING MINUTES**
  - motion to approve February 25, 2016 meeting minutes
6. **ZONING HEARING BOARD APPLICATIONS**
  - 16-04-Church of the Nazarene
    - i. Request for a special exception to Section 150-166: Expansion of a non-conforming use to construct a 2,100 square foot addition.
    - ii. Request for a variance from Section 150-11 D(4): Relief from impervious coverage requirements due to the new addition.
7. **DCNR GRANT-DEFFORD ROAD PARK**
  - discussion/support letter
8. **PLANNING COMMISSION AGENDA FOR APRIL 28, 2016 MEETING**
  - discussion
9. **PUBLIC COMMENT**
10. **ADJOURNMENT**

**AGENDA**  
**WORCESTER TOWNSHIP PLANNING COMMISSION MEETING**  
**WORCESTER TOWNSHIP COMMUNITY HALL**  
**1031 VALLEY FORGE ROAD, WORCESTER, PA 19490**  
**THURSDAY, APRIL 28, 2016, 7:30 PM**

1. **CALL TO ORDER**
2. **ATTENDANCE**
3. **SK-01 – COUGHLIN**
  - review of a sketch plan for a proposed three-lot subdivision at 1631 Kriebel Mill Road
4. **CENTER POINT VILLAGE ZONING ORDINANCE**
  - discussion
5. **APPROVAL OF MEETING MINUTES**
  - motion to approve the February 25, 2016 meeting minutes
  - motion to approve the March 24, 2016 meeting minutes
6. **ZONING HEARING BOARD APPLICATIONS**
  - none
7. **MONTGOMERY COUNTY 2040 IMPLEMENTATION GRANT PROGRAM**
  - discussion/support letter
8. **PLANNING COMMISSION AGENDA FOR MAY 26, 2016 MEETING**
  - discussion
9. **PUBLIC COMMENT**
10. **ADJOURNMENT**

**AGENDA**  
**WORCESTER TOWNSHIP PLANNING COMMISSION MEETING**  
**WORCESTER TOWNSHIP COMMUNITY HALL**  
**1031 VALLEY FORGE ROAD, WORCESTER, PA 19490**  
**THURSDAY, MAY 26, 2016, 7:30 PM**

1. **CALL TO ORDER**
2. **ATTENDANCE**
3. **LD 15-04- IBEW**
  - discussion of revised plans
4. **LD 16-03-2750 MORRIS ROAD**
  - discussion
5. **APPROVAL OF MEETING MINUTES**
  - motion to approve the April 28, 2016 meeting minutes
6. **ZONING HEARING BOARD APPLICATIONS**
  - none
7. **PLANNING COMMISSION JOINT MEETING FOR JUNE 15, 2016 AT 6:00 PM**
  - discussion on joint meeting
8. **PUBLIC COMMENT**
9. **ADJOURNMENT**

**AGENDA**  
**WORCESTER TOWNSHIP PLANNING COMMISSION MEETING**  
**WORCESTER TOWNSHIP COMMUNITY HALL**  
**1031 VALLEY FORGE ROAD, WORCESTER, PA 19490**  
**THURSDAY, JUNE 9, 2016, 7:30 PM**

1. **CALL TO ORDER**
2. **ATTENDANCE**
3. **LD 15-04- IBEW**
  - discussion of revised plans
4. **CENTER POINT VILLAGE ZONING ORDINANCE**
  - discussion and preparation for joint meeting
5. **PLANNING COMMISSION AGENDA FOR JULY 28, 2016 AT 7:30 PM**
  - discussion on joint meeting
6. **PUBLIC COMMENT**
7. **ADJOURNMENT**

**AGENDA**  
**WORCESTER TOWNSHIP PLANNING COMMISSION MEETING**  
**WORCESTER TOWNSHIP COMMUNITY HALL**  
**1031 VALLEY FORGE ROAD, WORCESTER, PA 19490**  
**THURSDAY, JULY 28, 2016, 7:30 PM**

1. **CALL TO ORDER**
2. **ATTENDANCE**
3. **SK 16-04- 2044 BERKS ROAD-SPARANGO SUBDIVISION**
  - discussion of proposed sketch plan
4. **LD 16-05 3044 GERMANTOWN PIKE-FAIRVIEW VILLAGE CHURCH**
  - discussion of proposed plan
5. **AGRICULTURAL SECURITY AREA**
  - discussion
6. **CENTER POINT VILLAGE ZONING ORDINANCE**
  - discussion
7. **APPROVAL OF MEETING MINUTES**
  - motion to approve the May 26, 2016 and June 9, 2016 meeting minutes
8. **PLANNING COMMISSION AGENDA FOR AUGUST 25, 2016 AT 7:30 PM**
  - discussion on agenda for meeting
9. **PUBLIC COMMENT**
10. **ADJOURNMENT**

**AGENDA**  
**WORCESTER TOWNSHIP PLANNING COMMISSION**  
**WORCESTER TOWNSHIP COMMUNITY HALL**  
**1031 VALLEY FORGE ROAD, WORCESTER, PA 19490**  
**THURSDAY, AUGUST 25, 2016, 7:30 PM**

1. **CALL TO ORDER**
2. **ATTENDANCE**
3. **CENTER POINT VILLAGE ZONING ORDINANCE**
  - a. Continued discussion on proposed ordinance.
4. **1424 VALLEY FORGE ROAD**
  - a. Review of a Planning Module to allow a replacement on-lot system at this property
5. **APPROVAL OF MEETING MINUTES**
  - a. A motion to approve the July 28, 2016 meeting minutes.
6. **PLANNING COMMISSION AGENDA**
  - a. Discussion of the agenda for the September 8 Planning Commission meeting.
  - b. Discussion of the agenda for the September 22 Planning Commission meeting.
7. **PUBLIC COMMENT**
8. **ADJOURNMENT**

**AGENDA**  
**WORCESTER TOWNSHIP PLANNING COMMISSION**  
**WORCESTER TOWNSHIP COMMUNITY HALL**  
**1031 VALLEY FORGE ROAD, WORCESTER, PA 19490**  
**THURSDAY, SEPTEMBER 8, 2016, 7:30 PM**

1. **CALL TO ORDER**
  
2. **ATTENDANCE**
  
3. **WHITEHALL ESTATES**
  - The review of a proposed subdivision at Whitehall Road.
  
4. **APPROVAL OF MEETING MINUTES**
  - A motion to approve the July 28, 2016 meeting minutes.
  - A motion to approve the August 25, 2016 meeting minutes.
  
5. **PLANNING COMMISSION AGENDA**
  - Discussion of the agenda for the September 22 Planning Commission meeting.
  
6. **PUBLIC COMMENT**
  
7. **ADJOURNMENT**

**AGENDA**  
**WORCESTER TOWNSHIP PLANNING COMMISSION**  
**WORCESTER TOWNSHIP COMMUNITY HALL**  
**1031 VALLEY FORGE ROAD, WORCESTER, PA 19490**  
**THURSDAY, SEPTEMBER 22, 2016, 7:30 PM**

1. **CALL TO ORDER**
2. **ATTENDANCE**
3. **CENTER POINT VILLAGE ZONING ORDINANCE**
  - Continued discussion on proposed ordinance.
4. **ORDINANCE 2016-262**
  - Consideration of a proposed ordinance.
5. **APPROVAL OF MEETING MINUTES**
  - A motion to approve the September 8, 2016 meeting minutes.
6. **PLANNING COMMISSION AGENDA**
  - Discussion of the agenda for the October 27 Planning Commission meeting.
7. **PUBLIC COMMENT**
8. **ADJOURNMENT**

**AGENDA**  
**WORCESTER TOWNSHIP PLANNING COMMISSION**  
**WORCESTER TOWNSHIP COMMUNITY HALL**  
**1031 VALLEY FORGE ROAD, WORCESTER, PA 19490**  
**THURSDAY, OCTOBER 27, 2016, 7:30 PM**

1. **CALL TO ORDER**
  
2. **ATTENDANCE**
  
3. **CENTER POINT VILLAGE ZONING ORDINANCE**
  - Continued discussion on proposed ordinance.
  
4. **APPROVAL OF MEETING MINUTES**
  - A motion to approve the September 22, 2016 meeting minutes.
  
5. **PLANNING COMMISSION AGENDA**
  - Discussion on the agenda for the November 10 Planning Commission meeting.
    - a. Whitehall Estates (LD 2015-03)
    - b. Spang (LD 2016-04)
    - c. Sparango Construction, Co. (LD 2016-05)
    - d. Sparango Land Partnership II, LP (LD 2016-06)
  
6. **PUBLIC COMMENT**
  
7. **ADJOURNMENT**

**AGENDA**  
**WORCESTER TOWNSHIP PLANNING COMMISSION**  
**WORCESTER TOWNSHIP COMMUNITY HALL**  
**1031 VALLEY FORGE ROAD, WORCESTER, PA 19490**  
**THURSDAY, NOVEMBER 10, 2016, 7:30 PM**

1. **CALL TO ORDER**
2. **ATTENDANCE**
3. **APPROVAL OF MEETING MINUTES**
  - A motion to approve the October 27, 2016 meeting minutes.
4. **WHITEHALL ESTATES (LD 2015-03)**
  - Review of a proposed Preliminary Plan of subdivision for a 38-lot residential development at Whitehall Road.
5. **SPANG (LD 2016-04)**
  - Review of a proposed Preliminary/Final Plan of lot line change at Green Hill Road.
6. **SPARANGO CONSTRUCTION, CO. (LD 2016-05)**
  - Review of a proposed Preliminary Plan of subdivision for an 8-lot residential development at Berks Road.
7. **SPARANGO LAND PARTNERSHIP, II, LP (LD 2016-06)**
  - Review of a proposed Preliminary Plan of subdivision for two lots at Skippack Pike.
8. **PLANNING COMMISSION AGENDA**
  - Discussion on the agenda for the December 8 Planning Commission meeting.
    - a. Coughlin (LD 2016-07)
    - b. Meadowood Master Plan update
9. **PUBLIC COMMENT**
10. **ADJOURNMENT**



**AGENDA**  
**WORCESTER TOWNSHIP PLANNING COMMISSION**  
**WORCESTER TOWNSHIP COMMUNITY HALL**  
**1031 VALLEY FORGE ROAD, WORCESTER, PA 19490**  
**THURSDAY, DECEMBER 8, 2016, 7:30 PM**

1. **CALL TO ORDER**
2. **ATTENDANCE**
3. **APPROVAL OF MEETING MINUTES**
  - A motion to approve the November 10, 2016 meeting minutes.
4. **MEADOWOOD MASTER PLAN UPDATE**
  - Representatives from Meadowood Senior Living will make a presentation regarding the Master Plan for this community.
5. **SPARANGO CONSTRUCTION, CO. (LD 2016-05)**
  - Review of a proposed Preliminary Plan of subdivision for an 8-lot residential development at Berks Road.
6. **COUGHLIN (LD 2016-07)**
  - Review of a proposed Preliminary Plan of subdivision for a 3-lot residential development at Kriebel Mill Road.
7. **2017 PROJECTS**
  - Discussion on candidate projects for 2017.
8. **PLANNING COMMISSION AGENDA**
  - Discussion on the agenda for the January 26 Planning Commission meeting.
    - a. Reorganization
9. **PUBLIC COMMENT**
10. **ADJOURNMENT**