

**WORCESTER TOWNSHIP PLANNING COMMISSION MEETING
REMOTE MEETING
THURSDAY, SEPTEMBER 24, 2020, 7:30 PM**

CALL TO ORDER by Chair Sherr at 7:30 PM

ATTENDANCE

PRESENT:	TONY SHERR	[X]
	BOB ANDORN	[X]
	MICHAEL HOLSONBACK	[X]
	MICHELLE GREENAWALT	[X]
	LEE KOCH	[X]

1. August 27 Meeting Minutes - Mr. Holsonback motioned to approve the August 27, 2020 meeting minutes. There was no public comment. Mr. Koch seconded the motion. By unanimous vote the motion was approved.
2. 1631 Kriebel Mill Road – (CUA 2020-02) – Kirk Clauss, Engineer for the applicant, provided an overview of the proposed riparian corridor crossing.

Joe Nolan, Township Engineer, commented on the proposed plans and his review letter.

Kirk Clauss commented on the proposed plantings for the project.

Mr. Andorn commented on the existing driveway crossing through a riparian corridor.

Mr. Andorn motioned to recommend approval to the Board of Supervisors of conditional use application 2020-02. There was no public comment. Mr. Holsonback seconded the motion. By unanimous vote the motion was approved.

3. Palmer Village Sketch Plan - (SK 2020-0A) – Carl Weiner, counsel for the applicant, provided an overview of the proposed sketch plan.

Lindsey Breylinger, Engineer for the applicant, provided an overview of the sketch plan, locations of buildings, and roadways.

Carl Weiner commented on the review letters from the Township’s consultants.

Lindsey Breylinger noted the properties would be connected to public sewer and public water.

Mr. Andorn commented on public sewer and public water availability, existing structures on the property and recommendations for sketch plans.

Andrew Raquet, Asst. Zoning Officer, provided an overview of the sketch plan review process.

Mr. Koch commented on the traffic impact of the proposed convenience store and the proposed turning lanes.

Carl Wiener commented on the existing traffic and a future traffic impact study.

Joe Nolan commented on the proposed entrances, a preliminary meeting with PennDOT, and the need for a traffic impact study.

Ms. Greenawalt commented on the existing traffic at Skippack Pike and Valley Forge Road.

Chair Sherr commented on by-right subdivision, parking, and a zoning determination letter prepared by Tommy Ryan, Zoning Officer.

Mr. Koch commented on environmental controls relative to the previous fuel station on the property.

Mr. Nolan noted the tanks for the previous fuel station were removed.

Mr. Andorn motioned to recommend plan approval to the Board of Supervisors of SK 2020-A, conditioned upon the applicant ensuring adequate sewer capacity, public water availability and the review letters.

Jim Mollick, Worcester commented on sewer capacity, Meadowood's recent development, by-right subdivisions, former land development plans for the Palmer property, amount of commercial buildings, open space, and taxes.

Mr. Holsonback seconded the motion. The motion was approved 4-1, with Mr. Koch voting no.

4. October 22, Planning Commission Meeting Agenda – At its September 22 meeting the Planning Commission may review existing township ordinances

Andrew Raquet, Asst. Zoning Officer, provided an overview of the agenda for the October 22 planning commission meeting.

PUBLIC COMMENT

- There was no public comment.

ADJOURNMENT

There being no further business before the Planning Commission, Chair Sherr adjourned the meeting at 8:30 PM.

Respectfully Submitted:

Andrew R. Raquet
Asst. Zoning Officer; Codes Clerk