

**WORCESTER TOWNSHIP PLANNING COMMISSION MEETING
REMOTE MEETING
THURSDAY, JANUARY 28, 2021, 7:30 PM**

CALL TO ORDER by Chair Sherr at 7:30 PM

ATTENDANCE

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

1. Reorganization – Mr. Koch motioned to appoint Tony Sherr as Chair, second by Ms. Greenawalt. By unanimous vote the motion was approved.

Mr. Koch motioned to appoint Michelle Greenawalt as Vice Chair, second by Mr. Holsonback. By unanimous vote the motion was approved.

Ms. Greenawalt motioned to appoint Lee Koch as Secretary, second by Mr. Koch. By unanimous vote the motion was approved.

2. December 10 Meeting Minutes – Ms. Greenawalt motioned to approve the December 10, 2020 meeting minutes. There was no public comment. Mr. Koch seconded the motion. By unanimous vote the motion was approved.

3. Gunsalus Tract – (LD 2020-04) – Rolph Graf, Engineer for the applicant, provided an overview of the revisions of the plan for the proposed subdivision.

Chair Sherr commented on the requested waivers.

Joe Nolan, Township Engineer, commented on the requested waivers and fees in lieu of.

Rolph Graf noted the applicant was agreeable to pay a fee in lieu of for the road widening and curb installation.

Mr. Sherr motioned to recommend preliminary/final plan approval, along with the requested waivers, to the Board of Supervisors, conditioned upon the applicant complying with the items addressed in the review letters, and paying a fee in lieu of for the road widening and curb installation, second by Mr. Holsonback. By unanimous vote the motion was approved.

4. 2625 Skippack Pike – (LD 2020-06) – Joseph Hanna, Engineer for the applicant, provided an overview of the proposed subdivision.

Joe Nolan provided an overview of his review letter.

Mr. Koch recused himself from the matter.

Mr. Holsonback commented on the plans being revised prior to any approvals.

Joseph Hanna noted the applicant would revise the plans.

5. Environmental Ordinance Review – Chair Sherr commented on the curative amendment approved by the Board of Supervisors.

Andrew Raquet, Codes Director, provided an overview of a curative amendment.

Brian Olszak, MCPC, provided an overview of his memo.

Chair Sherr commented on the planting requirements.

Chair Sherr and Ms. Greenawalt commented on the codification of planting requirements.

Brian Olszak provided an overview of buffer requirements.

Chair Sherr commented on environmental protections and invasive species plantings.

Mr. Andorn commented on property owner rights, discrepancies within the code, and bamboo.

Ms. Greenawalt commented on conservation resources and drainage swales.

Chair Sherr commented on codification updates.

6. February 25, Planning Commission Meeting Agenda – At its February 25 meeting the Planning Commission may review existing township ordinances, subdivision application LD 20-06 and sketch plan SK 2021-A.

PUBLIC COMMENT

- There was no public comment.

ADJOURNMENT

There being no further business before the Planning Commission, Chair Sherr adjourned the meeting at 8:39 PM.

Respectfully Submitted:

Andrew R. Raquet
Codes Director