

**WORCESTER TOWNSHIP PLANNING COMMISSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490
TUESDAY, AUGUST 20, 2019, 7:30 PM**

CALL TO ORDER by Chair Sherr at 7:30 PM

ATTENDANCE

PRESENT: TONY SHERR [X]
GORDON TODD [X]
MICHAEL HOLSONBACK [X]
LEE KOCH [X]
MICHELLE GREENAWALT [X]

1. April 25, 2019 Meeting Minutes – Mr. Koch motioned to approve the July 25, 2019 Meeting Minutes, second by Mr. Holsonback. By unanimous vote the motion was approved.
2. 3215 Stumphall Road – Willow Creek Preserve – Chair Sherr commented on the conditional use application to be reviewed by the planning commission.

James Ettelson, Esq., counsel for the applicant, provided an overview of the application.

Chair Sherr commented on the review letters.

Andrew Smith, applicant, commented on the hours of operation.

James Ettelson, Esq. commented on the hours of operation.

Mr. Koch commented on the previous use of the building.

Winifred Hayes, Worcester, commented on the existing farm and the proposed use.

Ms. Greenawalt motioned to recommend the Board of Supervisors grant approval to the conditional use application conditioned upon any outstanding items in the review letters be met, second by Mr. Holsonback. By unanimous vote the motion was approved.

3. August, 2019 Planning Commission Meeting Agenda – At its September 26, 2019 meeting, the Planning Commission may review the Himsworth subdivision (LD-2019-02).

PUBLIC COMMENT

- Ms. Hayes commented on the comprehensive plan.

ADJOURNMENT

There being no further business before the Planning Commission, Chair Sherr adjourned the meeting at 7:45 PM.

Respectfully Submitted:

Andrew R. Raquet
Asst. Zoning Officer; Codes Clerk

DRAFT

MEMO

to: Worcester Township Planning Commission
Montgomery County Planning Commission

cc: ZON File

from: Tommy Ryan

date: October 1, 2019

re: **ZON 2019-01 – Meadowood**

Attached please find an application to rezone an approximate 0.75-acre portion of a property at 3103 Skippack Pike. Also attached is an application overview.

Please contact me should you have any questions or require additional information.

Thank you.

RECEIVED
SEP 19 2019

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James M. Jacquette
John J. McAneney*†
George M. Riter†
Scott H. Wolpert*
Catherine M. Harper
Thomas A. Boulden
Robert T. Horst*φ
William O. Kreksteinφ
Eric B. Smith
Daniel L. Petrilli
Kevin D. Birkhead*†
Keith T. VernonΔΩ
Karen Schechter Dayno*†
Christine M. Gordon
Matthew B. Malamud* φ
Andrew W. Knox*
Patrick R. McHugh
James N. Hendershot*
Daniel J. Grossman*
Deborah B. Miller*
Devin L. Ralph
Tyler J. Dunphy*
Max A. Greer

September 17, 2019

Worcester Township Planning Commission
c/o Tommy Ryan, Township Manager
Worcester Township
1721 Valley Forge Road
P.O. Box 767
Worcester, PA 19490

**RE: Request for Rezoning of 3103 Skippack Pike from its current
zoning of R-100 to LPD
Our File No. 64524-0001**

Dear Chairman Sherr:

Of Counsel

Michael O'Hara Peale, Jr. †
Daniel A. Czaplicki†
Charles J. Weiss
Bernard F. Siergiej

I am writing to you on behalf of Meadowood Senior Living which has filed a formal request that the zoning of 3103 Skippack adjoining their property be rezoned from R-100 to the same LPD zoning as Meadowood.

The property is currently improved with a three bedroom single family house built in approximately 1829 fronting on Skippack Pike but immediately adjacent to the Meadowood site.

The property was purchased by Meadowood, and Meadowood would like to use the property for offices for staff related to a residential life care facility in the LPD Zoning District.

Meadowood has no immediate plans to construct anything on this lot, or to demolish the existing house, but simply to reuse the house for offices. Meadowood also anticipates consolidating 3103 Skippack Pike with the Meadowood Senior Living campus.

Thomas J. Timoney
(1927-2010)

John P. Knox
(1927-2015)

Mark E. Weand, Jr.
(1936-2018)

John V. Hasson
(1936-2019)

Δ Member DC Bar
* Member NJ Bar
φ Member NY Bar
Φ Member MD Bar
Ω Member Ohio Bar
† LLM Taxation

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Thank you for your consideration of this request on behalf of Meadowood.

Very truly yours,



Catherine M. Harper

CMH/rl
cc: Meadowood Senior Living

About this application...

Meadowood Senior Living owns 3103 Skippack Pike. The property is “split-zoned”. A portion of the property is zoned LPD (purple) and a portion of the property is zoned R-100 (green). Meadowood is seeking to rezone that portion zoned R-100 to LPD. The area measures about 300’ by 100’, or approximately 0.75 acres.

Meadowood proposes to use the property’s dwelling for staff offices. No new construction, and no other property improvements, are proposed.

