

**WORCESTER TOWNSHIP PLANNING COMMISSION MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490  
THURSDAY, NOVEMBER 11, 2021, 7:30 PM**

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

**ATTENDANCE**

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

1. Variety – Maribeth Schmidt, Variety The Children's Charity, commented on her position and experience with the organization, and the organization's history in Worcester Township. Ms. Schmidt commented on the children served, current programming, and proposed future improvements to the Potshop Road campus.

Dominique Bernando, Variety The Children's Charity, commented on organization's history in Worcester Township, the children served, and current programming, including vocational training services.

Ms. Schmidt commented on existing site improvements and on the age of certain facilities.

Pete Simone, consultant for Variety The Children's Charity, provided an overview of a master plan for the Potshop Road campus. Mr. Simone provided an overview of proposed revisions to the Township Code that recognize the existing use as a use permitted by right in the AGR Agricultural District, and provide for site, facility and program improvements included in the master plan.

Mr. Sherr commented on a future development area adjacent to Valley Forge Road, the on-site development and sale of products, and the proposed restaurant use. Mr. Simone noted the latter would primarily provide vocational training for Variety students.

Mr. Holsonback commented on site improvements.

Ms. Greenawalt commented on vocational training services.

Mr. Andorn commented on proposed revisions to the ordinance, and the potential applicability to school uses.

Mr. Sherr commented on zoning allowances, and proposed housing for staff and students. Mr. Simone noted the latter would not include long-term housing.

Mr. Andorn commented on proposed revisions to the ordinance, and the potential applicability to permitted school uses.

There was consensus among the Members to amend proposed ordinance revision language regarding housing for staff and students so to denote this an accessory use. Mr. Simone will revise the language accordingly.

Mr. Koch thanked Variety for their presentation at this evening's meeting.

## **OTHER BUSINESS**

- Tommy Ryan, Township Manager, noted the current status of Zoning Hearing Board Application 2021-02, Palmer Village LLC.

## **PUBLIC COMMENT**

- There was no public comment.

## **ADJOURNMENT**

There being no further business before the Planning Commission, Mr. Sherr adjourned the meeting at 8:35pm.

Respectfully Submitted:

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Tommy Ryan  
Township Manager