

**WORCESTER TOWNSHIP PLANNING COMMISSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490
THURSDAY, MARCH 24, 2022, 7:00 PM**

CALL TO ORDER by Ms. Greenawalt at 7:00 PM

ATTENDANCE

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

1. **Approval of January 27, 2022 Minutes**- Mr. Andorn made a motion to approve the January 27, 2022 Meeting Minutes, seconded by Mr. Holsonback. By unanimous vote the motion was approved.
2. **3310 & 3320 Water Street Road- Lot Line Change (LD 2022-02)**- Ms. Greenawalt introduced the plan and invited the applicant Matthew Marcolina and the engineer, Evan Pellegrino to speak about the project, which is a lot line change to the properties. Both the Township Engineer and the Montgomery County Planning Commission reviewed the plan and had no issues with the plan. There were no questions from the Commission Members or public.

Mr. Holsonback made a motion to recommend LD 2022-02 to the Board of Supervisors for approval. The motion was seconded by Mr. Andorn. The motion passed 5-0.

3. **Review of the Comp Plan**- Ms. Greenawalt introduced Brian Olszak, the Montgomery County Planner, who has assisted the Township in updating the 2008 Comprehensive Plan. Mr. Olszak gave an overview of the process for updating the Comp Plan, including the appointment of Task Force members by the Board of Supervisors. The Task Force spent 18 months reviewing and helping to draft the Comprehensive Plan Update that was presented to the Planning Commission for their review.

Mr. Olszak gave an overview of the first four chapters including Introduction & Background, Worcester: Past and Present, Goals & Objectives, and Sense of Place. Ms. Greenawalt thanked Mr. Olszak, Ms. Crandell, and the Task Force Members for their work in updating this plan. Ms. Greenawalt asked if there were any questions or comments from the Commission Members.

Mr. Andorn expressed his appreciation to Mr. Olszak for his expertise and participation in creating the updated Comprehensive Plan. Mr. Andorn asked about how many surveys were sent out and how many were received. He also asked about the updated population projections. Mr. Andorn also asked about if anyone had looked at the projections of land use at 100% fully

developed. Mr. Olszak explained that the Act 209 Traffic Impact Study has some information but it is difficult because it depends on zoning and utilities. Mr. Andorn also asked about the fair share and multi-family housing and asked about the number. Mr. Olzsak explained that there is not a number, it is something that is looked at on a regional basis. Mr. Andorn asked about his concern about the deferral of sidewalks and also wanted to know if there was plan to update potential trail connections. Mr. Andorn also asked about water mains and sewer pipes in the Township and if there is an inventory and if that was information that he could have access to.

Ms. Taylor asked about updating the demographics.

Ms. Greenawalt asked about regional planning and if that was something that the Township should consider. Mr. Olszak explained the benefits of regional planning and also some things that should be considered if the Township does plan to explore entering into such an agreement with other municipalities.

Mr. Holsonback and Mr. Andorn commented on the photos on page 43-45 in the Sense of Place Chapter. They felt that there needed to be some clarification on why some are recommended and others are not.

4. **Discussion on the April 28th Meeting Agenda-** Ms. Crandell gave an overview of the items on the April Agenda including the review of the Comp Plan Chapters- Transportation & Mobility, Community Character, Preservation, Open Space and Parks. The other items on the agenda include LD 2021-02- Hugarir along with their Sewer Module, and the Clean-up Ordinance.

OTHER BUSINESS - None.

PUBLIC COMMENT –

Stuart Roth made a comment that he lives near the proposed City View development at Germantown Pike and Park Avenue. He just wanted to know the status so that he could be kept informed as this plan goes through the process. Ms. Crandell explained that it will go in front of the Planning Commission, however it may be a few months before it appears on an agenda. She encouraged him to check the Township website and weekly e-newsletter.

Frank Marino asked a question about whether the Township had any incentives for green buildings for commercial buildings. Ms. Crandell explained that there are programs from the Federal and State, however currently the Township does not have anything like that. Mr. Olszak commented that the County has a C-PACE program.

ADJOURNMENT

There being no further business before the Planning Commission, Ms. Greenawalt adjourned the meeting at 8:44pm.

Respectfully Submitted:

Stacy E. Crandell
Assistant Township Manager