

**WORCESTER TOWNSHIP PLANNING COMMISSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490
THURSDAY, MAY 26, 2022, 7:00 PM**

CALL TO ORDER by Mr. Sherr at 7:00 PM

ATTENDANCE

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

ZACHARCZUK (LD 2022-03)

Dick McBride, Counsel for the Applicant, provided an overview of a 16-lot subdivision at Skippack Pike.

Mr. McBride commented on a proposed emergency access to Bethel Road, cul-de-sac length, minimum and proposed lot sizes, a requirement that certain building lots front open space, and wooded areas proposed to be preserved.

Mr. Koch inquired as to a traffic study. Mr. McBride confirmed a traffic study will be provided at preliminary plan review.

Mr. Koch inquired as to emergency access construction, cluster mailbox location, and basin type.

Mr. Andorn commented on lot yield, and on open space calculations. Mr. McBride commented on the Township Engineer's review, and on Township Code requirements.

Mr. Koch commented on ownership of the proposed road. Mr. Koch noted the Applicant will offer to dedicate the road to the Township.

There was general discussion regarding sidewalks. Tommy Ryan, Township Manager, noted the Township recommended a fee in lieu of for any sidewalk not installed at the development.

Ms. Greenawalt made a motion to recommend approval of the sketch plan as presented, including a waiver that certain building lots front open space. The motion was seconded by Mr. Koch.

There was no public comment.

By unanimous vote the motion was approved.

COMPREHENSIVE PLAN UPDATE

Brian Olszak, Township Planning Consultant, continued his review of a proposed Comprehensive Plan Update.

Mr. Olszak noted the US Census Bureau had yet to publish certain data to be included in the plan.

Mr. Olszak provided an overview of open space goals and recreational facility needs.

Mr. Koch inquired as to an open space tax. Mr. Ryan commented on an open space tax referendum proposed to be included on the 2022 General Election ballot.

Mr. Olszak commented on natural resource preservation and sustainability goals.

Mr. Olszak commented on the provision of public water and public sewer services. There was general discussion regarding the extension of public sewer service in areas with malfunctioning on-lot septic systems.

Mr. Olszak commented on governance and public service goals, including a potential study as to the creation of a municipal police department.

Mr. Olszak commented on continuing intermunicipal efforts, and on maintaining a positive working relationship with the Methacton School District.

Mr. Olszak commented on land use and growth management goals, including revisiting the Cedars Overlay District and the proposed Center Point Village zoning district.

Mr. Olszak commented on the alignment of future land use map with applicable provisions of the Township Code.

Mr. Olszak commented on the creation of land development design standards.

Mr. Olszak commented on maintaining support for the local business community.

The Members will forward any comments or questions to Mr. Olszak by the end of June, and any outstanding issues will be addressed by the Planning Commission at its meeting on July 28.

MEETING MINUTES

Mr. Koch made a motion to approve the April 28, 2022 Planning Commission meeting minutes. The motion was seconded by Ms. Greenawalt.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

NEXT MEETING

The Planning Commission will not meet in June. The Planning Commission will next meet on July 28, to discuss the Comprehensive Plan Update, and any other matter then pending.

OTHER BUSINESS

There was no other business discussed at this evening’s meeting.

PUBLIC COMMENT

There was no public comment at this evening’s meeting.

ADJOURNMENT

There being no further business before the Planning Commission, Mr. Sherr adjourned the meeting at 8:15pm.

Respectfully Submitted:

Tommy Ryan
Township Manager