

**MINUTES
WORCESTER TOWNSHIP PLANNING COMMISSION
WORCESTER TOWNSHIP COMMUNITY HALL
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490
THURSDAY, JUNE 27, 2024 - 7:00 PM**

1. CALL TO ORDER

The meeting was called to order at 7:02PM

2. ATTENDANCE

All the members were present.

3. APPROVAL OF MEETING MINUTES

- a. Ms. Greenawalt and Mr. Andorn offered amendments. Mr. Koch made a motion to approve the May 23, 2024, meeting minutes with the amendments. Ms. Greenawalt seconded. It passed unanimously.

4. WORCESTER TOWNSHIP OPEN SPACE UTILIZATION AND ACQUISITION ANALYSIS

Mr. Sherr introduced the analysis of the open space utilization and acquisition. He specifically called attention to the three points they were tasked with analyzing.

- i. Evaluation open space needs
- ii. Potential uses for open space currently owned by the township
- iii. Recommendations for open space purchased in the future

The proposal from the former Township Manager suggested utilizing a SWOT analysis to assist in the selection process.

Mr. Andorn stated that the document was given to the commission in August. He pointed out that there was a discrepancy with there being multiple properties that were duplicated in the inventory list. He also suggested that the Fisher Rd. property size is not consistent across versions of the analysis document. Mr. Andorn asked for a map outlining where the properties are so the township can spread out the utilization of parks. He also noted that there are a large portion of properties that are too small for any open space type use such as pumping plants and cell towers. Mr. Andorn asked if the commission would perform site visits and hold meetings on location. He noted that they had an on-site meeting in the past and thinks that the commission would be better able to provide recommendations by visiting the properties.

Mr. Sherr echoed Mr. Andorn's comment that walking the properties is important. He added that knowing what is around a property could avoid problems or inform future acquisitions. He also reminded the commission about the 300 acres by 2030 plan.

Ms. Greenawalt also agreed with site visits. She also proposed a survey for residents to see what they would want. Ms. Greenawalt reminded the public that the commission had listened to multiple interest groups including youth sports, historical groups, and environmental groups.

Mr. Andorn agreed that meeting neighbors would be useful. He also mentioned that the density of a neighborhood would affect the use of a park nearby and visiting the site would improve the ability to assess that. He also said that there are only about 9 properties that would be on the visit list. This would pull out many of the properties that are smaller and would not have much ability for official use as open space. Mr. Andorn also asked for the results of a survey from the Comprehensive Plan Task Force to help understand what residents want.

Mr. Jones offered to look for the data Mr. Andorn asked about.

Mr. Sherr asked about a timeline on the comprehensive plan adoption. He also wanted the Township Solicitor to be at the next meeting to answer questions.

Ms. Taylor asked about the deadline the commission was given for this project and she was wondering how flexible the timeline was. She indicated that the end of the year was likely unattainable.

Mr. Finnigan thanked the commission for letting him be in attendance. He congratulated the commission on an already successful open space program. He also noted that the Township has infrastructure that is unique like the horse ring. Mr. Finnigan continued by asking that the commission call or come to the office whenever they would like information. This would allow staff to better disseminate information to the commission. He then asked the commission for a list of properties and dates for site visits so the Township can advertise in accordance with the Sunshine Act. Mr. Finnigan indicated that he would direct the Township Engineer to prepare the requested map showing the open space parcels and have it ready for a future meeting.

Mr. Sherr asked about the Curative Amendment that was adopted so that the commission could have more information inf helping to plan for the future.

5. OTHER BUSINESS

- a. Mr. Finnigan introduced the topic of the Worcester Band Shell by presenting two potential locations at Heebner Park.

Mr. Sherr asked for clarification on the use and structure of a “Band Shell”.

Mr. Finnigan responded that it would be a permanent structure and the board would have to be asked about how it would be used. He continued with why Heebner Park was the logical choice, pointing out the electrical access and the bathrooms that are already in the park.

Ms. Taylor stated that she thought the Valley Forge Road location might have too much noise to be a good location for a band shell.

Mr. Andorn noted two issues he had: 1. What band shell is the board of supervisors choosing? This is for a size consideration. 2. He also does not want to be restricted to only Heebner Park as it might not be the best location.

Mr. Finnigan added that the project was budgeted for around \$200,000 and prior quotes for the structure were around \$70,000.

Mr. Andorn stated that Heebner Park might be the best but, there might be a better location. Other locations might not necessarily be as inexpensive, as some properties do not have utilities, parking lots, or restrooms.

Mr. Finnigan noted that this is not going to be a budgetary issue as the capital expenses are easily moved from year to year.

- b. Mr. Sherr began a discussion concerning potential zoning ordinance amendments related to fences, accessory structures, cell towers, and signs He expressed a desire to have the Township Solicitor present for a future meeting to discuss this item in greater detail.

Mr. Andorn noted that he had a lot to say concerning this matter but was opposed to discussing or proposing anything as he felt he could not discuss a document provided by the Township Solicitor as it was designated as privileged documentation. Mr. Andorn expressed a desire to receive something for a future meeting that would allow him to discuss the contents in a public meeting setting.

Mr. Finnigan stated that he would ask for a draft ordinance so the process could move forward. He also clarified the entire process of adopting an ordinance.

Ms. Greenawalt requested that there be a “red-lined” version of the ordinance for the next meeting so the commission could understand what was changed in context of the whole section of the zoning ordinance. She also questioned the reasoning behind a 3,000 sq. ft. accessory structure.

Mr. Andorn is not going to make comments until the draft ordinance is in front of the board.

6. PUBLIC COMMENT

Marilyn Rese asked for an update on City View and Mr. Sherr indicated that the Township was waiting on a resubmission from the applicant.

Ed More is opposed to the band shell at either of the locations at Heebner Park. He also would like to know the purpose of the band shell and echoed many of the other questions that the commission had.

7. ADJOURNMENT

The meeting was adjourned at 8:07 PM.

active applications (review period expiration)

- LD 2017-02 Palmer Village, LLC (*review period waived*)
- LD 2022-01 City View (*review period waived*)