

**MINUTES
WORCESTER TOWNSHIP BOARD OF SUPERVISORS
WORKSHOP MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
July 17, 2024 – 6:30 PM**

CALL TO ORDER

The meeting was called to order at 6:32 PM.

PLEDGE OF ALLEGIANCE

ATTENDANCE

All members of the Board of Supervisors were present.

ANNOUNCEMENTS:

The Interim Township Manager stated that the meeting was being recorded for future broadcast.

INFORMATIONAL ITEMS

PUBLIC COMMENT

WORKSESSION TOPICS

1. Zoning Ordinance Amendment Discussion

Supervisor DeLello introduced the topic and suggested the board tackle the fence ordinance and signs first.

Supervisor Betz stated that the height of the fence used to be six feet and it was changed to five feet. Supervisor Betz said that six feet seems like a good height for a privacy fence.

Supervisor DeLello clarified the process and stated that they would not be passing anything. Supervisor DeLello then suggested that the board might want to consider other things in the fencing like setbacks and the possibility of chain link which he is not in favor of.

Supervisor Betz stated that the Township is very diverse and maybe should look at different rules for different areas. Supervisor Betz then asked for Supervisor Quigley's input for the more rural areas of the Township.

Supervisor Quigley said that six-foot fences would probably solve most problems, but setbacks might need to be changed.

Supervisor DeLello wrapped it up with a summary of what was discussed, that was the wish of the Board to raise the height of the fence to six feet and to possibly look at setbacks in different districts.

Supervisor DeLello then introduced the sign ordinance changes. This would be specifically illuminated signs. The current ordinance has external light sources. Supervisor DeLello stated that this ordinance was written to eliminate light pollution and with current technology the light pollution seems like it could be less from an internally illuminated sign.

Supervisor Quigley stated that modern technology has changed enough in his opinion that internally illuminated signs probably have less pollution, and this could also help eliminate bright spotlights.

Supervisor Betz says that there has been selective enforcement of internally illuminated signs and stated that the Township and fire department are exempt. He also stated that he feels that Schools should be allowed to have them. He then suggested that commercial districts should be allowed to have illuminated signs. He also suggested that the Board looks at the size of the sign.

Supervisor Quigley stated that the Board seems to do a good job looking for fairness in the ordinances.

Supervisor DeLello wrapped up the conversation with a quick summary suggesting the Board's support of internally illuminated signs. He followed it up with a suggestion that the size of signs be considered to be more modern.

Supervisor Betz stated that the King of Prussia sign ordinance could be looked at as a potential model.

Supervisor Quigley opened a discussion on athletic signage. He suggested that this could be modified.

Supervisor DeLello also stated that digital signage and internally illuminated are considered different things.

Solicitor Ralph stated that the county's model ordinance has many different definitions and those could be used in a draft of the ordinance.

Supervisor DeLello then moved into a discussion on accessory structures pointing out the height issue that the supervisors could bring up. Supervisor DeLello suggested that more definition in the ordinance could clear up confusion on zoning interpretation.

Supervisor Betz stated that he wanted to open this section because of a resident that wanted to put up a garage to put up a motor home undercover. Supervisor Betz stated that the height might be too low and cause people to put up buildings with flat roofs that look less aesthetically pleasing. He would like to have the height raised. Supervisor Betz stated that a 14-foot door would be preferable as that would fit most vehicles. He stated that if a building fit in the envelope it should be allowed to be built. Supervisor Betz also stated that different districts should be under different rules.

Supervisor Quigley stated that accessory structures are helpful for the homeowner, but the Township would have to deal with unhappy neighbors based on size and location of the structures. He also said that the vision and sight would be disrupted. Supervisor Quigley said that some structures are not being used as they initially intended.

Supervisor DeLello again tried to wrap up the discussion with a summary. He concluded that the Board would likely need to see a few accessory structure ordinances before they would be happy with any. He also suggested that the Board get each part individually as they are ready. Seeing as the fencing and signs should create more agreement than accessory structures.

OTHER BUSINESS

PUBLIC COMMENT

Ed Moor stated that common sense with illuminated signs he would like to see one sign for a shopping center rather than every store putting up a sign.

ADJOURNMENT

The meeting was adjourned at 7:00 PM.