

**MINUTES
WORCESTER TOWNSHIP PLANNING COMMISSION
WORCESTER TOWNSHIP COMMUNITY HALL
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490
THURSDAY, AUGUST 22, 2024 - 7:00 PM**

1. CALL TO ORDER

The meeting was called to order at 7:00PM

2. ATTENDANCE

Mr. Sherr was absent from the meeting. All other members were present.

3. APPROVAL OF MEETING MINUTES

- a. Mr. Andorn offered amendments to the December 14th and June 27th meeting minutes. Ms. Grenawalt also offered amendments to the December 14th and June 27th meeting minutes. Mr. Koch made a motion to approve all three sets of minutes including the amendments offered by Mr. Andorn and Ms. Greenawalt, Mr. Andorn seconded the motion. The motion passed unanimously.

4. WORCESTER TOWNSHIP OPEN SPACE UTILIZATION AND ACQUISITION ANALYSIS

Discussion concerning the Open Space map that was prepared by the Township Engineer was held by members of the Planning Commission. It was noted how helpful it was to have this plan so that the Planning Commission could schedule site meetings at the various open space parcels throughout the Township.

Mr. Andorn indicated that several parcels shouldn't be visited as there isn't much that can be done with the land. He continued to state that a Master Plan for each property would be super-aggressive, but expressed a desire for more input from stakeholders. Mr. Andorn also advised that a potential Band Shell for the Township should not be rushed and that he would like to see a Master Plan for trails. He continued to discuss opportunity for trails with ongoing and potential future development to increase "walkability" within the Township.

Discussion concerning the potential dates and sequencing of site visits ensued ultimately ending up with a consensus to visit the sites on two different occasions. The first site visit will take place on Thursday September 12, 2024 starting at 5:00PM. The parcels to be visited on that date include parcels 17, 18, 19, 21 in the North, and parcels 1, 2, 3, 4, and 5 in the South. The second visit will take place on Thursday September 26, 2024 starting at 5:00PM. The parcels to be visited on that date include parcels 6, 7, 8, 9, 10, 11, 12, 13, and 14 in the center part of the Township.

Mr. Andorn requested that the SWOT analysis document prepared by the former Township Manager should be included as part of the packet for the site meetings and the next Planning Commission meeting.

Ms. Greenawalt requested that staff follow up with the dates and times for the site meetings as a reminder to the Commission members.

Mr. Andorn indicated that a future needs survey of all residents should take place with respondents ranking options rather than giving open ended options to simply write "I'm happy with x, y, or z in the Township".

5. LAND DEVELOPMENT

6. OTHER BUSINESS

- a. Mr. Andorn indicated that he wanted to look at all open space parcels in the Township to recommend where the Band Shell should go.
- b. Mr. Andorn discussed the concept of zoning amendments discussed at the last Planning Commission meeting. He indicated that the Commission should be doing reviews before the draft ordinance is prepared.

Ms. Greenawalt indicated that she wanted more information and would like to see a red-lined version of the ordinance rather than a standalone ordinance document.

7. PUBLIC COMMENT

Christine Steere asked for an update on the Westrum proposal and was advised that they had not submitted a land development application to the Township yet. She continued to express how glad she was to see the Planning Commission making plans for site meetings. Ms. Steere also indicated that she was in favor of the Band Shell. She added that she was happy about the upcoming Community Day and the use of funds to promote the community. Ms. Steere noted that the data from the 2019 survey was outdated due to the influx of new residents from recent development.

Mr. Andorn voiced his opinion that another survey should be conducted with a greater scope of outreach than the prior survey. He indicated that the survey should cover what residents utilize, appreciate, or would like to see in the Township as far as recreation and open space are concerned.

Mr. Koch suggested that the Fire Company attend a future Planning Commission meeting to provide their input concerning open space utilization.

8. ADJOURNMENT

The meeting was adjourned at 8:47 PM.

active applications (review period expiration)

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