

Worcester Township Planning Commission

Meeting Minutes

Date: March 27, 2025

Call to Order

- Meeting commenced at 7:00PM.

Attendance

- All members were present

Approval of Previous Minutes

- Motion to approve previous meeting minutes, seconded, unanimously passed.

Discussion and Action Items

Review LD 2025-04 1038 Windy Hill Road Subdivision

- Detailed discussion on subdivision proposal of two lots including steep slopes, stormwater management, and septic systems.
- Township Engineer clarified lot coverage, steep slope preservation, and stormwater basin modifications.
- Developer requested waivers related to tree replacement requirements and buffer vegetation preservation.
- Developer addressed previous waiver conditions regarding cul-de-sac specifications and roadway improvements.
- Developer will resubmit with plans taking feedback into account.

Review LD 2025-05 Meadowood Health Center Land Development

- Tim Woodrow presented the Meadowood Health Center expansion: addition of 30 skilled nursing beds and 8 personal care beds.
- Mr. Woodrow discussed architectural changes, traffic circulation, retaining walls, and loading dock modifications.
- Mr. Woodrow clarified discrepancies regarding bed counts and parking capacity, ensuring adequate spaces post-expansion.
- Reviewed site-specific concerns including retaining wall structure and truck maneuverability.

- Discussed potential traffic signal installation at Hollow Road intersection; consensus to revisit following further traffic studies.
- A motion to recommend preliminary approval with requirements to address engineering review comments thoroughly in final submissions was made by Mr. Koch and seconded by Ms. Greenawalt. 4-0 with Mr. Andorn abstaining.

Zoning Text Amendment - Child Daycare Centers

- Patrick Stewart from the applicant's law firm introduced a rationale for amending zoning ordinance to allow child daycare centers in the Commercial District.
- Mr. Stewart reviewed zoning district characteristics, highlighting inadequacies in current childcare zoning availability.
- Mr. Stewart explained that proposed parking regulations based on maximum employees and child attendance, informed by comparable ordinances and ITE standards.
- Discussed potential traffic impacts given high-capacity childcare center operations. Additionally, the discussion encouraged to hold this use separate from the lot that the applicant's organization would be looking at.
- Staff expressed general support for concept. A motion to recommend the approval of the text amendment was made by Ms. Taylor, seconded by Mr. Koch and passed unanimously.

Accessory Structures Ordinance Revision

- Comprehensive review by Mr. DeMeno of ordinance revisions on accessory structures including clarifications on size, setbacks, and permissible uses.
- Considerable discussion regarding the distinction between attached and detached structures, decorative structures, and related setback regulations.
- Commission recommended clearer language explicitly forbidding residential occupation in accessory structures, enhancing enforceability.
- Further discussion scheduled to refine ordinance language, particularly concerning structure attachments and permitted placements of minor decorative items.

Additional Comments

- Mr. Andorn expressed concerns about the clarity and consistency of ordinance revisions, advocating for detailed language to prevent enforcement ambiguities.

- Enforcement practices discussed, focusing on technology-aided monitoring and proactive enforcement to maintain community standards.
- There was also discussion on enforcement of recorded plans.

Adjournment

- Meeting adjourned at 8:27 PM

Respectfully submitted,
Township Staff

Print Date: 07/23/2025 11:22:24 AM Plot Scale: 1" = 30.00'
File Name: C:\Users\jason\OneDrive\Desktop\250525-01-0000.dwg



PROJECT SOILS DATA				
Soils Type:	Slopes:	Depth to Restrictive Feature:	Depth to Water Table:	Hydrologic Soil Group:
ABA Abbottstown silt loam	0 to 3 percent	18-22" to Fragipan 46-50" to Lithic Bedrock	6 to 18"	D
ReB Reading silt loam	3 to 8 percent	20-36" to Fragipan 40-60" to Lithic Bedrock	18 to 36"	C

GENERAL PLAN NOTES

EXISTING FEATURES and SURVEY NOTES:

- A field metes and bounds survey was performed by Charles E. Shoemaker, Inc. under the supervision of Gary Tilford, PLS, and plan prepared by Woodrow & Associates, Inc. Survey performed without the benefit of a full title Report. Bearings shown reflect a rotation of -10 deg 38 Min. 01 Sec. from Deed Bearing Basis to match Pennsylvania South Zone 3702 State Plane Coordinate Bearing Basis. Survey prepared during the month of October 2024.
- A topographic and existing features survey was performed for this site by Charles E. Shoemaker, Inc. and plan prepared by Woodrow & Associates, Inc. Site elevation datum is referenced per note 3 below. Site Benchmark is the top of cut nail in utility pole #32135 in front of 2991 Mohill Road having an elevation of 466.37. Survey prepared during the month of October 2024.
- Vertical datum references provided by the PA Spatial Data Access system (PASDA). PAMAP data is based on PA State Plane (South) NAD83 horizontal, NAVD83 vertical datum. Site Vertical Datum using Topcon Topnet Live Virtual Network System.
- This plan was prepared utilizing the following references:
 - Tax maps and deeds of record as obtained from the Recorder of Deeds online resources.
 - Existing Soils classifications and mapping has been plotted from maps obtained from the USDA Web Soil Survey website (<http://websoilsurvey.sc.egov.usda.gov/>) unless otherwise noted.
 - Aerial imagery used for base plan reference provided by Nearmap, Inc. Imagery from flight dated September 16, 2023, updated March 11, 2024.
- Plan entitled Subdivision Plan Sheet 3 of 3 of The Stables prepared for Bell Kumpf, LP by Stout, Taconelli & Associates, Inc. dated Aug. 7, 2003, last revised Aug. 27, 2005. Recorded at the Montgomery County office of the Recorder of Deeds plan book 0025 page 00322 dated Oct. 21, 2005.
- There has been NO field investigation performed to verify any existence of any wetlands, waters of the U.S., or Commonwealth or Alluvial Soils at the time of the site survey.
- This site is located within Flood Plain Zone "X" (areas determined to be outside the 0.2% annual chance floodplain) as illustrated on Community Panel Number 42091-C-0261-G, effective date March 2, 2016 as prepared by the Federal Emergency Management Agency. No computational floodplain study has been performed for this plan.
- All persons digging on this site shall comply with the requirements of Section 5 of PA Act 287 as amended by PA Act 181. State law requires a three (3) business day notice prior to any digging (does not include state holidays or weekends). Dial 8-1-1 or go to www.pacouncil.org.

COMMONWEALTH OF PENNSYLVANIA COUNTY OF MONTGOMERY

On this, _____ day of _____, 20____, before me, the undersigned Officer, personally appeared _____, known to me (or satisfactory proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

Owner(s): _____

Notary Public: _____

My commission expires on: _____

OWNER'S CERTIFICATE

We, _____, hereby certify that we are the owners of the land herein subdivided and that we consent to the approval of this plan that has been granted and that I desire the same to be Recorded.

Owner(s): _____

Date Signed: _____

PLANNING COMMISSION

Reviewed this, the _____ day of _____, 20____, by the Planning Commission of Worcester Township, Montgomery County, PA.

ATTEST: _____
Signature, Chairman

Date Signed: _____

BOARD OF SUPERVISORS

Approved on this, the _____ day of _____, 20____, by the Board of Supervisors of Worcester Township, Montgomery County, PA.

ATTEST: _____
Signature, Chairman

Date Signed: _____

Signature, Secretary

Date Signed: _____

(Township Notary Seal)

TOWNSHIP ENGINEER

Reviewed by the Township Engineer of Worcester Township, Montgomery County, PA.

ATTEST: _____
Township Engineer

Date Signed: _____

ZONING and SITE DATA SCHEDULE

Zoning District: R-175 RESIDENTIAL DISTRICT				
Item	Section	Requirement	Proposed LOT 01	Proposed LOT 02
Permitted Use	150-35.B	(1) Single-Family Detached Dwelling	(1) Single-Family Detached Dwelling	(1) Single-Family Detached Dwelling
(Min) Lot Area	150-36.A	60,000 Sq. Ft.	66,854 Sq. Ft.	75,338 Sq. Ft.
(Min) Lot Width	150-36.B	175 Ft.	203.1 Ft.	258.6 Ft.
(Min) Front Yard	150-37.A	60 Ft.	89.6 Ft.	>60 Ft.
(Min) Rear Yard	150-37.B(1)	75 Ft.	61.9 Ft. 98.5 Ft.	>75 Ft.
(Min) Side Yard	150-37.C(1)	35 Ft.	121.0 Ft.	>35 Ft.
(Max) Bldg Coverage	150-38.A	15 %	4.2% (2,750 Sq. Ft.)	<15 %
(Max) Lot Impervious	150-38.B(1)	20 %	11.1% (7,380 Sq. Ft.)	<20 %
(Max) Bldg Height	150-39	35 Ft. 2.5 Stories	<35 Ft. 1 Story	<35 Ft. 2.5 Stories
(Max) Accessory Height	150-39.A	15 Ft. 1.5 Stories	<15 Ft. 1 Story	<15 Ft. 1.5 Stories
Required Parking Quantity	150-40.A(1)	2 Space per Unit	2 Space per Unit	2 Space per Unit

- 150-178 FRONTAGE:
 - Each and every lot shall abut a public street for not less than 50 Ft. at the right-of-way line, except lots which shall abut the right-of-way and provide a Min. continuous access of not less than 25 Ft.
- 150-179 FLAG LOTS:

For any flag lot, the Min. lot area requirement for such lot shall be calculated without including any area of the lot within the narrow access portion of the property by which the major part of the property (containing the building envelope) is connected to a street. The narrow access portion of a flag lot shall maintain a Min. width of 25 Ft. along its entire length.

SURVEYOR'S CERTIFICATION

I, _____, do hereby certify that I am a Registered Professional Surveyor, licensed in compliance with the laws of the Commonwealth of Pennsylvania; that this plan correctly represents a survey made by myself or under my supervision and that all dimensional and geodetic details shown are correct.

Signature _____ Date Signed: _____
LIC. No: _____

RECORDER OF DEEDS

Recorded in the Montgomery County Court House this _____ day of _____, 20____, in Plan Book _____ Page _____

Recorder of Deeds: _____

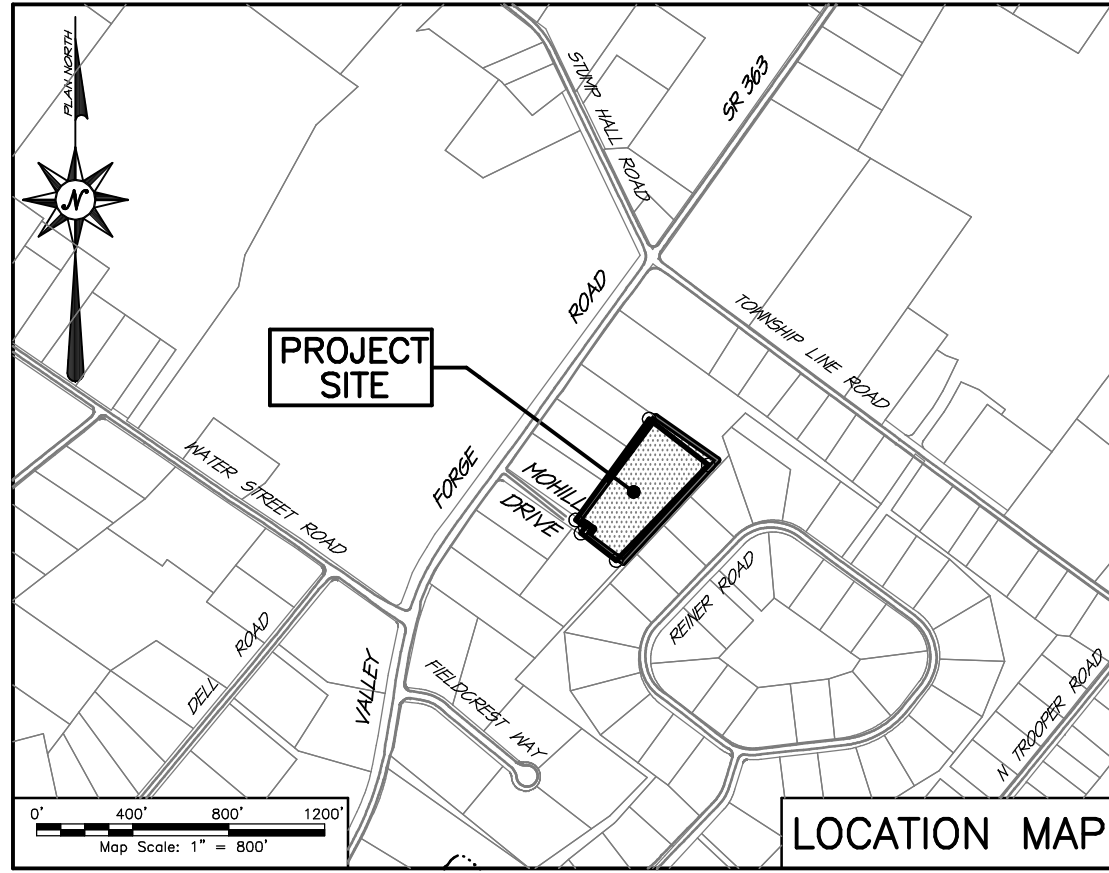
Township File No.: _____

MCPC No.: _____

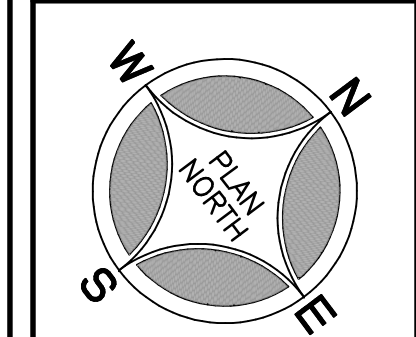
PROCESSED and REVIEWED. A report has been prepared by the Montgomery County Planning Commission in accordance with the Municipalities Planning Code.

Certified this date: _____

For the Director
Montgomery County Planning Commission



REVISIONS	
No.	DESCRIPTION
1	07/02/25 ADDED ON-LOT SEPTIC TESTING LOCATIONS



SEAL

SEAL

PROJECT SERIAL NUMBER FOR DESIGN:
2024 2692070 (SEPT 25, 2024)

Pennsylvania 811
A Utility Located withPA's Pennsylvania Corporation

Parcel Information:
N/F: RUTHRAUFF KHIRA
67-00-02449-00-4
Block 6 Unit 32
D.B.: 6005 Pg. 2277
2991 MOHILL ROAD

Survey Tract Area:
148,994.89 Sq. Ft.
3.4205 Ac.

Applicant:

KHIRA RUTHRAUFF
2991 MOHILL ROAD
NORRISTOWN, PA 19403

15' 0' 30'
Scale in Feet (1" = 30')
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WOODROW & ASSOCIATES, INC.
ALL RIGHTS RESERVED

PRELIMINARY PLAN (Not To Be Recorded)
**RECORD PLAN - MINOR SUBDIVISION
and EXISTING FEATURES PLAN**
2991 MOHILL ROAD
WORCESTER TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA
WOODROW & ASSOCIATES, INC.
MUNICIPAL / CIVIL CONSULTING ENGINEERS
1108 North Bethlehem Pike / Suite 5 - Lower Gwynedd - PA 19002
Phone: (215) 242-2444 Web: www.woodrowinc.com

Layer List:
Exh_Record
Job No.: 24-0503 D
Plan Date: OCT. 16, 2024
Sheet No: 1 of 1

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

NEIL K. MAKHIJA, CHAIR
JAMILA H. WINDER, VICE CHAIR
THOMAS DIBELLO, COMMISSIONER



**MONTGOMERY COUNTY
PLANNING COMMISSION**

MONTGOMERY COUNTY COURTHOUSE • PO Box 311
NORRISTOWN, PA 19404-0311
610-278-3722
FAX: 610-278-3941 • TDD: 610-631-1211
WWW.MONTGOMERYCOUNTYPA.GOV

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

January 24, 2025

Mr. Dan DeMeno, Township Manager
Worcester Township
1721 South Valley Forge Road
PO Box 767
Worcester, Pennsylvania 19490

Re: MCPC #25-0009-001
Plan Name: 2991 Mohill Road Minor Subdivision
(2 lots, approximately 3.42 acres)
Situate: 2991 Mohill Road, near Valley Forge Road
Worcester Township

Dear Mr. DeMeno:

We have reviewed the above-referenced preliminary subdivision and land development proposal in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on January 15, 2025. We forward this letter as a report of our review.

BACKGROUND

Jeff and Khira Ruthrauff have submitted a minor subdivision plan to subdivide the existing parcel at 2991 Mohill Road into 2 residential buildable lots. The existing parcel measures 148,995 square feet; the existing home will be on the new Lot 1 which will measure 66,854 square feet (greater than the minimum 60,000 square feet lot size required by the R-175 Residential zoning district), while the remaining largely undeveloped 82,141 square feet of land will be placed in Lot 2, with a 25 foot wide access lane measuring 6,803 square feet provided from Mohill Drive to the remainder of the lot. A shed that currently exists near the front of the property but will now straddle the access lane property line is to be removed. Additional zoning requirements will all be met regarding setbacks, impervious coverage, and building heights on both lots. No additional development is currently shown for Lot 2.

COMPREHENSIVE PLAN COMPLIANCE

Montgomery County's 2015 Comprehensive Plan, *Montco 2040: A Shared Vision*, identifies this parcel as part of the Rural Resource Area on its future land use map, which includes primary uses of "scattered single-family detached homes". The plan supports infill development that respects the character of existing residential



communities while minimizing any impacts of new development on neighboring developed properties. We believe that the land development application is compliant with *Montco 2040*.

Worcester Township's 2008 Comprehensive Plan shows this property in the "countryside" area on its Future Land Use Map, and as an area with a "potential home" dot on the Potential Ultimate Residential Buildout Map. It is not included as part of any priority areas for parks, agricultural preservation, or historic resources. We believe that this proposal is compliant with the 2008 Comprehensive Plan.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal, however, in the course of our review we have identified the following issue that the applicant and municipality may wish to consider prior to final plan approval. Our comments are as follows.

REVIEW COMMENTS

ENVIRONMENTAL

The plan shows an existing septic tank on Proposed Lot 1 and septic beds on Proposed Lot 1 and Proposed Lot 2. Percolation test results for these proposed systems were not included in the submission. The plan notes that the soil where the systems are proposed is Readington silt loam, which the USDA Web Based Soil Survey describes as moderately well drained, with moderate limitations for on-lot systems. The applicant or the Township should provide guidance to the property owners on inspection and maintenance requirements for these systems to ensure their continued effective operation.

CONCLUSION

We wish to reiterate that MCPC generally supports the proposal but we believe that our comments will better achieve Worcester Township's planning objectives for residential development.

Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality. Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files. Please print the assigned MCPC number (#25-0009-001) on any plans submitted for final recording.

Sincerely,



Matthew Popek, AICP
Transportation Planning Assistant Manager II
Matthew.Popek@montgomerycountypa.gov - 610-278-3730

c: Christian Jones, Assistant Township Manager
Jessica Buck, District Manager, MCCD
Tim Woodrow, Woodrow & Associates, Inc., Applicant's Representative

Attachments: (1) Site Plan
(2) Aerial

Aerial - 2991 Mohill Road, Worcester Township



2991 Mohill Road Minor Subdivision
MCPC#250009001

Montgomery
County
Planning
Commission

Montgomery County Courthouse - Planning Commission
PO Box 311, Norristown, PA 19384-0311
(610) 278-3722 (t) 610 278-3941
www.montcopa.org/plncom
Aerial photography provided by Viewmap

0 50 100 200 Feet





CKS Engineers
4259 West Swamp Road, Suite 410
Doylestown, PA 18902
P: 215.340.0600
www.cksengineers.com

February 13, 2025
Ref: #7201-174

Township of Worcester
1721 Valley Forge Road
PO Box 767
Worcester, PA 19490-0767

Attention: Dan DeMeno, Township Manager

Reference: 2991 Mohill Road
Parcel No. 67-00-02449-00-4
Minor Subdivision Plan Review
Worcester Twp. LD

Dear Dan:

Our office is in receipt of your request for review of a minor subdivision plan for the above-referenced site. The submission consists of one sheet prepared by Woodrow & Associates, Inc. dated October 11, 2024, with a revision date of January 2, 2024, and a completed copy of the Worcester Township Subdivision and Land Development Application.

The applicant proposes the subdivision of an existing 3.42-acre parcel in the R-175 Residential Zoning District to create two lots as follows: Lot 1, a 66,854-sf lot to contain an existing single-family detached dwelling with two sheds, greenhouse, and fire pit. Lot 2 will be a 82,141-sf (gross)/75,338-sf (net) flag lot for the future development of a single-family detached dwelling. The existing and future proposed dwelling are to be served by private (well) water service and private sanitary sewage disposal (on-lot systems).

We offer the following comments for consideration by the Township:

I. **ZONING ORDINANCE**

The following comments are based upon the Worcester Township Zoning Ordinance (ZO):

1. The proposed use of Lot 2, single-family detached dwelling, is permitted by-right in the R-175 District if development is in accordance with the regulations of the R-175 District.
2. As per the definition of "front yard", the front yard on Lot 2 should be from the southwesterly lot line. (150-9)

II. **SUBDIVISION AND LAND DEVELOPMENT ORDINANCE**

The following comments are based upon the Worcester Township Subdivision and Land Development Ordinance (SLDO):

1. Note 10 indicates that public water to this property is provided by PA American Water Company; however, no existing water mains are shown on the plan and an existing well has been shown on Proposed Lot 1. In accordance with Section 130-14.F, if no public water supply is available for the proposed subdivision, the Supervisors shall require the developer or builder to obtain from the Montgomery County Department of Health certificates of approval as to the quality and adequacy of the water supply to be utilized and approval of the type and construction methods to be employed in the installation of the individual water supply system.
2. Septic beds are shown on both Lots 1 and 2. In accordance with Section 130-14.G, the Supervisors shall require the subdivider, developer, or builder to obtain from the Montgomery County Department of Health certificates of approval of the sewage disposal facilities to be provided.

No portion of an on-site sewage disposal system shall be within the area between 10 feet and 30 feet of any property line. It appears that the useable area shown for the septic bed on Lot 1 is less than 30 feet from the southerly property line. (Section 130-26.B.2.c)

In addition, no disseminating system shall be located uphill from a drilled well and not closer than 100 feet to it. (Section 130-26.B.2d)

3. Applicants shall observe the ultimate rights-of-way for continuous existing streets. The ultimate right-of-way for Mohill Drive is 50 feet as per Chapter 126. The plan shows the right-of-way to be 40 feet and therefore, an additional 5 feet (1/2 width) should be shown across the lot frontages and this additional right-of-way offered to the Township. Applicable building setback lines shall be delineated as measured from the ultimate right-of-way street line. (Section 130-14.H).
4. The minimum paved width of Mohill Road should be 28 feet. The plans indicate a 17-foot-wide cartway. (Section 130-16.C.1.a.4) Alternatively, the existing Mohill Road serves three existing parcels. Section 130-17.C(2) notes that driveways used as private streets must be a minimum of 20 feet. It is our understanding that the Township does not maintain Mohill Road and it is not eligible for liquid fuels.
5. Concrete curb and sidewalk should be constructed along residential streets. We note there is no curbing or sidewalks in the vicinity of the existing driveway. (Sections 130-18.A and B)
6. Monuments shall be located on the right-of-way lines at corners and angle points. (Section 130-23A)
7. All lot corner markers shall be permanently located and pinned. (Section 130-23C)
8. Lots 1 and 2 must provide a softening buffer along its side and rear lot lines. The buffer shall consist of a minimum of one evergreen tree for each 35 linear feet; one ornamental or shade tree for each 50 linear feet; and one shrub for each 10 linear feet of property line. Informal groupings of more closely spaced plants which reflect the natural character of the site are encouraged. Existing vegetation of appropriate species and quantities on the property can be considered in the fulfillment of these requirements. The plan does not propose any buffer plantings. (130-28.G.5.b)

9. A minimum of three deciduous or evergreen trees must be proposed to be planted on Lot 2, unless an equivalent number of existing trees are already on the lot. (130-28.9.A)
10. The future well on proposed Lot 2 must be constructed in accordance with PADEP and Township requirements. (130-31.C)
11. Areas of steep slopes on the lot must be defined. If none are present, this condition should be stated as a general plan note. (130-32.1)

III. GENERAL CONSIDERATIONS

The following are general comments and considerations generated during the course of our review:

1. The applicant should confirm that there are no deed restrictions or covenants which would otherwise prohibit the subdivision of the lot as proposed. (130-34.J.2.h)
2. The application must be reviewed by the Montgomery County Planning Commission.
3. The applicant should provide evidence of the feasibility of on-lot sewer service for Lots 1 and 2 per PA Title 25 Chapter 73. A primary disposal area and secondary reserve area should be conceptually sized and located on the plan. Only one septic area is shown on Lot 2 at this time. Additionally, a septic area is proposed on Lot 1, but approximately 30 feet from the rear of Lot 1. Approval of the PADEP and Montgomery County Health Department will be required for any future system to be installed.
4. Legal descriptions, to be reviewed under separate cover following plan approval, must be supplied for the following:
 - a. Area between the title line and ultimate right-of-way being offered for dedication to Worcester Township or the authority having jurisdiction.
5. A copy of the deed should be submitted.
6. The revision date on the plan should be corrected to 01/02/25.
7. It should be determined if any of the Development Notes shown on the plan are applicable to this subdivision.
8. Lot 1 and Block 6, Unit 34 share an existing driveway. The existing driveway easement must be shown or a new easement proposed.
9. The applicant is made aware that any improvements to Lot 2 that result in an increase of more than 1,200 s.f. of impervious area will require stormwater management.

The above represents all comments on the proposed minor subdivision.

Very truly yours,
CKS ENGINEERS
Township Engineers



John W. Evarts, P.E.

JWE/klk

cc: Christian Jones, Assistant Township Manager (via email)
Wendy F. McKenna, Esq., Township Solicitor (via email)
Khira Ruthrauff, Owner (via email)
Woodrow & Associates (via email)
File



February 10, 2025

Mr. Dan Demeno
Township Manager
Worcester Township
1721 Valley Forge Road
P.O. Box 767
Worcester, PA 19490

Attention: Christian R. Jones, Assistant Township Manager
Mr. Robert D'Hulster, Public Works Director

RE: **Traffic Review #1 – Minor Subdivision Plan**
2991 Mohill Drive – Two single family lots
Worcester Township, Montgomery County, PA
Project No. 313982-25-002

Dear Dan:

In response to the Township's request, Bowman Consulting Group (Bowman) has completed our initial traffic engineering review associated with the proposed subdivision to be located at 2991 Mohill Drive in Worcester Township, Montgomery County, PA. It is our understanding that the proposed subdivision involves subdividing Parcel 67-00-02449-00-4 into two lots (Lots 1 and 2). The existing single-family home at 2991 Mohill Drive will remain on Lot 1 while there is currently no development proposed for Lot 2. Access to Lot 1 will continue to be provided via the existing full-movement driveway to Mohill Drive. Access to the future development of Lot 2 will be provided along Mohill Drive via a 25-foot-wide access easement along the westernmost part of Lot 1.

The following document was received and reviewed in preparation of our comments:

- Minor Subdivision Plan – 2991 Mohill Drive, prepared by Woodrow and Associates, Inc., last revised January 2, 2024.

Based on our review of the document listed above, Bowman offers the following comments for consideration by the Township and action by the applicant:

1. Access to Lot 2 is proposed to be provided through Lot 1 via provision of an access easement once the overall property is subdivided. The metes and bounds description and paperwork for the access easement to be conveyed for access must be provided in subsequent submissions.
2. Since access to the proposed two-lot subdivision is ultimately provided through the intersection of Valley Forge Road (S.R. 0363) and Mohill Drive, vehicle sight distances must be provided on the plan for a vehicle exiting Mohill Drive and looking in both directions at 14.5 feet back from the edge of the closest travel lane on Valley Forge Road (S.R. 0363), as well as the sight distance looking ahead and to the rear for a vehicle making a left-turn from Valley Forge Road (S.R. 0363) onto Mohill Drive. It appears that the egressing sight distance looking to the left may be restricted due to a dense line of vegetation. The sight distances must be confirmed and if the clear and minimum

safe stopping sight distance is physically prohibited due to the vegetation along Valley Forge Road (S.R. 0363), it must be resolved to meet at least the minimum safe stopping sight distances for the posted speed in this area. Furthermore, Valley Forge Road (S.R. 0363) in this area has been under design for a future roadway widening project, and that must be taken into consideration, as well. Progress plans may be obtained by contacting our office and speaking to the project manager, Stephanie Butler, P.E.

3. According to **Section 130-16.C(1)(a)[4]** of the **Subdivision and Land Development Ordinance**, Mohill Drive should have an ultimate right-of-way width of 50 feet. The plan currently shows a 40-foot ultimate right-of-way width along the Mohill Drive site frontage, thereby not satisfying the ordinance requirement. The plan should be revised to show a 50-foot ultimate right-of-way width along the Mohill Drive site frontage, or a waiver needs to be requested from this ordinance requirement and approved by the Board of Supervisors.
4. According to **Section 130-16.C(1)(a)[4]** of the **Subdivision and Land Development Ordinance**, Mohill Drive should have a cartway width of 32 feet, which may be reduced to as low as 28 feet when conditions may be unreasonable for this widening. The plan currently shows an approximate 18-foot cartway width along the Mohill Drive site frontage, thereby not satisfying the ordinance requirement. The plan should be revised to show a at least a 28-foot cartway width along the Mohill Drive site frontage, or a waiver needs to be requested from this ordinance requirement and approved by the Board of Supervisors.
5. Again, we note that Mohill Drive currently provides an approximate 18-foot cartway width along its entire length from Valley Forge Road (S.R. 0363) to the properties, and currently serves access to three existing properties. The proposed subdivision would add a fourth property. The public works director and Township engineer should weigh in on any need to widen the road between Valley Forge Road (S.R. 0363) and its terminus at the subject property and 2990 Mohill Drive to satisfy the ordinance, especially if Mohill Drive is maintained by the Township as a public street versus a private street and shared driveway. We note some additional challenges to widening to a 28-foot width with utility poles lining the north side of Mohill Drive that would be impacted by the widening and require pole/utility relocations. Referencing **Section 130-17.C(2)**, if it has applicability, is that driveways to be used as private streets shall conform to the minimum design standards for public streets and that **the width of the cartway shall not be in any event less than 20 feet**. Possibly this could be done using both sides of the current roadway. We also note that widening this roadway would also then require that a highway occupancy permit (HOP) be obtained from PennDOT for work within the Valley Forge Road (S.R. 0363) legal right-of-way to modify the road.
6. According to **Section 130-17.B(7)** of the Subdivision and Land Development Ordinance, all new flag lots shall share driveway access with the lot between the flag and the street when driveway access is proposed to a primary, secondary feeder or secondary collector street.
7. According to **Section 130-18.A** of the **Subdivision and Land Development Ordinance**, sidewalk should be provided along the site frontage of Mohill Drive. The plan currently does not show any sidewalk along the Mohill Drive site frontage, thereby not satisfying the ordinance requirement. The plan should be revised to show sidewalk along the Mohill Drive site frontage, or a waiver needs to be requested from this ordinance requirement and approved by the Board of Supervisors. The Board of Supervisors may decide to consider deferring this sidewalk obligation that is required of the applicant until such a time as may be required by the Township along the subject property,

whether under present or future land ownership, and at no cost to Worcester Township. However, if the Board of Supervisors grants this waiver, we recommend to them and the Township Solicitor that the applicant then provide a contribution in an escrow to the Township in an amount similar to the cost to install said improvements to be used for similar improvements in the vicinity of the site or within the Township.

8. According to **Section 130-18.B** of the **Subdivision and Land Development Ordinance**, curbing should be provided along the site frontage of Mohill Drive. The plan currently does not show any curbing along the Mohill Drive site frontage, thereby not satisfying the ordinance requirement. The plan should be revised to show curbing along the Mohill Drive site frontage, or a waiver needs to be requested from this ordinance requirement and approved by the Board of Supervisors. The Board of Supervisors may decide to consider deferring this curbing obligation that is required of the applicant until such a time as may be required by the Township along the subject property, whether under present or future land ownership, and at no cost to Worcester Township. However, if the Board of Supervisors grants this waiver, we recommend to them and the Township Solicitor that the applicant then provide a contribution in an escrow to the Township in an amount similar to the cost to install said improvements to be used for similar improvements in the vicinity of the site or within the Township.
9. The Township Fire Marshal should review the proposed subdivision for accessibility and circulation needs of emergency apparatus. Ensure that any correspondence, including any review comments and/or approvals, is included in subsequent submissions.
10. The plan must be signed and sealed by a Professional Engineer licensed to practice in the Commonwealth of Pennsylvania that was in responsible charge of the work as required by **Section 130-35.1.A(2)(c)** of the **Subdivision and Land Development Ordinance**.
11. According to the Township's Roadway Sufficiency Analysis, the proposed development is located in Transportation Service Area South, which has a corresponding impact fee of \$3,125 per "new" weekday afternoon peak hour trip and the applicant will be required to pay a Transportation Impact Fee in accordance with the Township's Transportation Impact Fee Ordinance. Based on Land Use Code 210 (Single-Family Detached Housing) in the Institute of Transportation Engineers publication, *Trip Generation, 11th Edition*, a single-family home on Lot 2 would generate **one "new" trip** during the weekday afternoon peak hour resulting in a **transportation impact fee of \$3,125**. However, should the Board of Supervisors with input from the Township solicitor consider this use and its peak hour trip generation to be a de minimus traffic-generating application, the transportation impact fee may be waived. To qualify for the exemption, the applicant must place a waiver request on their final plan and submit information to support the request for review and approval by the Board.
12. A more detailed review of the site and all transportation-related engineering elements on the plan can be conducted, as the Township deems necessary, if/when new residential development is proposed on either Lot 1 or Lot 2 and a land development plan is submitted to the Township. Additional comments may follow at that phase of the parcel development.
13. Based on our review, the applicant should address the aforementioned comments and provide revised plans to the Township and our office for further review and approval recommendations. **The applicant's engineer must provide a response letter that describes how each specific**

review comment has been addressed, where each can be found in the plan set or materials, as opposed to general responses. This will aid in the detailed review and subsequent review timeframes.

We trust that this review letter responds to your request. If you or the Township have any questions, or require clarification, please contact me, Michelle Eve, P.E., or Brian Jones, PTP, TOPS.

Sincerely,



Casey A. Moore, P.E.
EVP/Regional Manager - Transportation

CAM/MEE/BMJ

cc: John Evarts, P.E., CKS Engineers (Township Engineer)
Wendy Feiss McKenna, Esq. (Township Solicitor)
Khira Ruthrauff (Applicant)
Tim Woodrow, P.E., Woodrow & Associates, Inc. (Applicant's Engineer)

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Subdivision Plans\Review\2025-02-10 Review Letter #1 - 2991 Mohill Drive (finalized).docx



Erected Into a Township in 1733
At the Center of Montgomery County

April 18, 2025

TO: Worcester Township Planning Commission

FROM: Dan DeMeno, Township Manager

RE: Request for Recommendation Vote – Zoning Ordinance Amendment: Accessory Structures

I am seeking the Planning Commission's recommendation for approval of the proposed zoning ordinance amendment concerning accessory structures. This amendment intends to clarify definitions, standardize setback requirements, remove ambiguity around decorative structures, and regulate various accessory structures to enhance consistency and ensure adequate protections for neighboring properties.

Key points of the proposed amendment include:

- Clarification and addition of definitions for Accessory Structures, Barn, Greenhouse, Silo, and Agricultural Products.
- Revised definitions and height measurements to provide clearer guidance and standards.
- Specific setback and height regulations tailored to the size of accessory structures:
 - Structures up to 250 sq. ft.: 10-ft. setback; max height 12 ft.
 - Structures between 250-1200 sq. ft.: 15-ft. setback; max height 20 ft.
 - Structures between 1200-3000 sq. ft.: 20-ft. setback; max height 25 ft.
 - Structures 3000 sq. ft. and above: 30-ft. setback; max height consistent with principal structure.
- Clear regulations for private swimming pools, sports courts, stables, and related accessory structures to maintain neighborhood character and minimize impacts.
- Explicit prohibition of dwelling units within permitted accessory structures.
- Removal of decorative structures from accessory structure regulations to eliminate ambiguity and ensure clear interpretation and enforcement.

The proposed revisions have been developed to balance property owners' needs for accessory structures with the community's interests in preserving neighborhood aesthetics and public safety.



1721 S. Valley Forge Rd
Worcester, PA 19490



www.worcestertwp.com



610-584-1410



610-584-8901

I respectfully request that the Planning Commission vote to recommend approval of this zoning ordinance amendment to the Board of Supervisors.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Daniel DeMeno". The signature is written in a cursive, flowing style.

Daniel DeMeno
Township Manager

**TOWNSHIP OF WORCESTER
MONTGOMERY COUNTY, PENNSYLVANIA**

ORDINANCE 2025-_____

**AN ORDINANCE AMENDING SECTIONS OF THE TOWNSHIP CODE
REGARDING ACCESSORY STRUCTURES AND ASSOCIATED DEFINITIONS**

WHEREAS, from time to time, corrections and other revisions are required to be made to the Township Code of Worcester Township;

WHEREAS, the Commonwealth of Pennsylvania mandates that municipalities have published in a newspaper of general circulation all proposed ordinances that make such corrections and revisions, at a great expense to municipalities;

WHEREAS, Worcester Township consolidates such corrections and revisions into one proposed ordinance, in lieu of individual ordinances, so as to minimize the expense incurred by the taxpayers in meeting this unfunded advertisement mandate; and

WHEREAS, the Board of Supervisors of Worcester Township has determined that it is in the best interests of the Township to amend the Township Code as set forth herein below.

NOW, THEREFORE, the Board of Supervisors of Worcester Township, Montgomery County, Pennsylvania, hereby ordains and enacts as follows:

SECTION I

1. Chapter 150, Zoning, Section §150-9 shall be modified as follows:

- a. Definition of Accessory Building shall be modified to read: See Accessory Structure
- b. Definition of Accessory Structure shall be added and read: A structure that is accessory to and incidental to that of the principal structure(s) and that is located on the same lot.
- c. Definition of Barn shall be added and read: a large farm building used for storing grain, hay or straw, or for housing livestock.
- d. Definition of Greenhouse shall be added and read: A building in which plants are grown that need protection from cold weather.
- e. Definition of Silo shall be added and read: A tall cylinder used for bulk storage of agricultural products.
- f. Definition of Agricultural Products shall be added and read: Any commodity or product that comes from agriculture, whether raw or processed, and is intended for human or animal consumption.
- a-g. Definition of Building Height shall be modified to read: The vertical distance measured from the average finished grade at the foundation corners to the highest point of the building or structure, excluding chimneys and similar projections.

Commented [DD1]: Adding multiple definitions. Primarily, removing accessory building and replacing with accessory structure as a catch all for all structures that are not the primary ones. Added definitions for the rest are there as they are mentioned multiple times in other areas of the zoning ordinance with no definitions at all.

Commented [DD2]: Altered definition of building height - we currently have a confusing formula from eaves to peak math problem for people to solve - additionally, the Township has not been using this standard for years. I have changed this to simply the peak height of the roof for simplicity and to easily regulate height in the future for ALL structures.

SECTION II

1. Chapter 150, Zoning, Section §150-177 shall be deleted in its entirety, and replaced to read:

A. Accessory uses and structures to a single-family detached residential use shall be regulated as follows:

- (1) In the AGR, R-175, and R-AG-175 Districts, structures accessory to single-family residential uses, except those regulated in Subsection A(2) through (9) below, shall be located in the rear yard or side yard only, and no closer than 15 feet to a property line. In all other districts, and at all properties created pursuant to Option 1 or Option 2, as set forth in Article XVIA, Conservation Subdivisions, structures accessory to single-family residential uses, except those regulated in Subsection A(2) through (9) below, accessory structures shall be located in the rear yard or side yard only; said accessory structures may be erected in the rear yard not closer than 10 feet to the rear property lines subject to the following requirements:

- i. Accessory structures 250 square feet or less in gross floor area have a minimum rear and side setback requirement of 10 feet and a maximum height of 12 feet
- ii. Accessory structures between 250 square feet and 1200 square feet in gross floor area have a minimum rear and side setback requirement of 15 feet and a maximum height of 20 feet.
- iii. Accessory structures 1200 square feet or greater and less than 3000 square feet in gross floor area have a minimum rear and side setback requirement of 20 feet and a maximum height of 25 feet.
- iv. Accessory structures - 3000 square feet or greater in gross floor area have a minimum rear and side setback requirement of 30 feet and a maximum height of no greater than the maximum allowed principal building height in that location.

- (2) Unless otherwise permitted below, accessory structures in any zoning district shall not be higher than 15 feet. [Amended 5-16-2018 by Ord. No. 277; 5-19-2021 by Ord. No. 284]

- (3) Private garages (whether attached or detached) may not encroach on any yard setback and must be located entirely within the building envelope of the lot on which they are located. Attached garages shall not exceed the height restriction for principal buildings in the applicable zoning district, and detached garages shall not exceed 20 feet in height such unoccupied and

- (4)(2) Private swimming pools shall be constructed in accordance with the applicable Township ordinances and shall be located entirely within the rear yard of the lot on which the pool is located and at least 10 feet behind the closest part of the main building. However, in no case shall the distance from the pool to the side or rear property line be less than 25 feet. In the AGR, R-175, and R-AG-175 districts, excluding properties created pursuant to Option 1 or Option

Commented [DD3]: This is a wholesale replacement of this section. It removes "private garages" as a specific thing with specific requirements and merges them into "accessory structures". The new setbacks and sizes are based off of lot size and the size of the proposed accessory structure. This will allow larger lots larger accessory buildings with appropriate setbacks and greater heights allowed with those larger setbacks.

Commented [DD4R3]: Response to feedback: Have eliminated size delineation to simplify. Now is self limiting.

Commented [DD5R3]: Tweaked max height to 20 from 15 in 250-1200 sf structures - was concern from PC that 15 would not be enough to allow a garage

Commented [DD6]: Removed this section as it will be at odds with newly revised Section A(1) as far as structure height. Heights are now addressed in that section.

2, as set forth in Article XVIA, Conservation Subdivisions, the distance from the pool to the side and rear property lines shall be not less than 50 feet. The water edge shall be the line for measurement of these setbacks. All filters, heaters and accessory structures incidental thereto shall meet the same setback criteria. Freestanding spas and hot tubs shall be exempt from the requirement to be located at least 10 feet behind the closest part of the main building.
[Amended 5-19-2021 by Ord. No. 284]

- ~~(5)~~(3) Private tennis courts and private sports courts and all facilities incidental thereto shall be located on a lot 60,000 square feet or larger and in the rear yard only. Except as set forth below for lighted courts, a private tennis court shall not be less than 50 feet from the side and rear property lines, and a private sports court shall not be less than 75 feet from the side and rear property lines. A vegetative screening landscape buffer in accordance with the Worcester Township Landscape Ordinance requirements for rear and side yards as set forth in § 130-28 of the Worcester Township Subdivision and Land Development Ordinance shall be provided for all private tennis courts and private sports courts and all facilities incidental thereto. To the extent required by the Township Engineer, all tennis courts and sports courts shall have stormwater management facilities. All required stormwater management facilities shall be approved by the Township Engineer.

The lighting of a private tennis court or private sports court shall conform to § 150-200. Any lighted private tennis court or sports court shall not be less than 100 feet from the side and rear property lines. No tennis court or sports court shall be illuminated after 9:00 p.m. Sunday through Thursday, or after 10:00 p.m. on Friday and Saturday.

- ~~(6)~~(4) Private stables for the keeping of horses and livestock and barns shall be permitted on properties having a gross lot area of three acres or more. A gross lot area of three acres shall allow a maximum of two large animals (e.g., horses, cattle, llamas). Two small animals (e.g., goats, sheep, mini horses, ponies, yearling horses or cattle, donkeys) shall be the equivalent of one large animal. Each additional acre of gross lot area shall allow the keeping of one additional large animal or the equivalent. All grazing areas shall be suitably fenced to contain the animals at all times. All buildings and structures (including rings, but not including fencing) used for the housing, stabling, training, and recreational enjoyment of such animals shall be located within the building envelope and shall be no higher than 35 feet.

Commented [DD7]: Added barns to this. Barns with no electric, water, etc., are agricultural buildings, but with those features, they are accessory structures like any other. Adding this here I believe will fit the intent of this section while giving the zoning officer more clarity.

- ~~(7) Decorative structures such as garden trellises, arbors, statues, benches, and the like, but specifically not including storage units, sheds, greenhouses, or other work areas, may be located no closer than 15 feet to any property line, but not within the ultimate right of way of any road.~~

Commented [DD8]: Removed this per PC Feedback - this is not regulated in ANY PA municipality I was able to find

- ~~(8)~~(5) Private mailboxes shall be located as required by the United States Postal Service. Private newspaper boxes may be located adjacent to private mailboxes and no closer to the cartway than a private mailbox.

Commented [DD9R8]: We can still regulate as general accessory structures if needed and nothing is allowed in the right of way already

- ~~(9)~~(6) Private driveways shall be regulated by § 150-155, and private parking spaces shall be regulated by § 150-153.

- ~~(7)~~ Structures associated with public or private utilities (such as water, stormwater, sanitary waste, power, fuel, telephone, and cable) to serve permitted agricultural and single-family residential uses shall be exempt from the setbacks in this section.

~~(10)~~(8) Dwelling units are expressly prohibited within any permitted accessory structure.

Commented [DD10]: Per March feedback - adu's will need to be addressed soon - will prioritize

- B. Accessory uses authorized by this chapter shall not be interpreted to include nonpermanent structures for the sale of goods, which are prohibited by Chapter 119,¹ except as otherwise set forth therein.
- C. Private or public school uses. Accessory structures such as backstops, dugouts/team structures, retaining walls, scoreboards, bleachers (permanent or movable), benches, goals (permanent or movable), or similar accessory structures associated with outdoor sports and athletic facilities may be located or erected within 50 feet of a front lot line or 40 feet of any other property line subject to the following: **[Added 1-15-2014 by Ord. No. 248]**
- (1) Backstops shall be permitted on any baseball or softball field but shall be limited to a maximum height of 40 feet;
 - (2) Scoreboards shall be permitted and shall not be considered signs so long as the scoreboard complies with the following:
 - (a) Scoreboards shall not contain any advertisement for any company, product, or service;
 - (b) Scoreboards shall be limited to a maximum size of 36 feet by 10 feet;
 - (c) Scoreboards shall be limited to one per field;
 - (d) Scoreboards shall be limited to a maximum height, when mounted, of 20 feet from average surrounding grade within a stadium and 15 feet when mounted at all other fields on a single property; and
 - (e) Scoreboards, if illuminated, shall:
 - [1] Be internally illuminated LED displaying only the score and necessary game information and shall be illuminated only during the time of play and for a maximum period of 30 minutes following the end of play; and
 - [2] Neither cast any illumination off of the subject property nor create a nuisance or intrusion to the privacy of adjacent residential property owners or the public;
 - (3) Dugouts or team shelters shall be limited to two per field, one for the home team and one for the visiting team;
 - (4) Dugouts or team shelters shall be a maximum size of 12 feet by 50 feet;
 - (5) No structure shall be located or erected so as to interfere with the sight triangle of any intersection; and

(6) Fences and walls shall be regulated by § 150-182.

Commented [DD11]: Change to meet new section number in pending fence section amendment.

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SECTION III

1. Chapter 150, Zoning, Section §150-15, Subsection A shall be deleted in its entirety.
2. Chapter 150, Zoning, Section §150-23, Subsection B shall be deleted in its entirety.
3. Chapter 150, Zoning, Section §150-25.4, Subsection B shall be deleted in its entirety.

4. Chapter 150, Zoning, Section §150-31, Subsection A shall be deleted in its entirety.
5. Chapter 150, Zoning, Section §150-39, Subsection A shall be deleted in its entirety.
6. Chapter 150, Zoning, Section §150-55, Subsection A shall be deleted in its entirety.
7. Chapter 150, Zoning, Section §150-71, Subsection B shall be deleted in its entirety.
8. Chapter 150, Zoning, Section §150-79, Subsection B shall be deleted in its entirety.
9. Chapter 150, Zoning, Section §150-87, Subsection A(3) shall be deleted in its entirety.
10. Chapter 150, Zoning, Section §150-95, Subsection B shall be deleted in its entirety.

Commented [DD12]: These sections are all to be removed as they are a per district height restriction that conflicts with the new changes

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