

MINUTES
WORCESTER TOWNSHIP PLANNING COMMISSION
WORCESTER TOWNSHIP COMMUNITY HALL
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490
THURSDAY, DECEMBER 12th, 2024 - 7:00 PM

1. CALL TO ORDER

The meeting was called to order at 7:02 PM

2. ATTENDANCE

All members were present.

3. APPROVAL OF MEETING MINUTES

A motion to approve the minutes from the November 21, 2024 Planning Commission meeting was made by Mr. Koch and seconded by Mr. Sherr. They were approved unanimously with the following modifications:

- Correction of the vote result from "4, 1, 0" to "4, 0, 1" to recommend the approval of the Bradford Smith Subdivision, with Mr. Andorn abstaining.
- Removal of the word "by" from the phrase "the motion was approved by unanimously."
- Correction of the spelling of resident Winnie Hayes' name.

4. LAND DEVELOPMENT

Consider Recommendation for approval of LD 2024-01 Wangia Minor Subdivision at 1205 Hollow Road

John Evarts, Township Engineer, provided his review letter and stated that the majority of the items have to do with the building process rather than the actual subdivision itself. Mr. Evarts also followed up on a concern that Mr. Andorn raised at a prior meeting regarding prior subdivisions of this property and has concluded that due to the age of prior subdivisions, the current plan is in compliance with our ordinances. Lastly, Mr. Evarts addressed the request of continuing access to a barn on the property which will be address through an access easement.

Waivers were discussed regarding sidewalks, road widening and traffic impact fees.

The applicant's engineer stated that applicant is willing to comply with all staff and engineering comments before recording plan.

Mr. Sherr asked if there was any public comment on the matter.

Mr. Koch made a motion to recommend approval of the subdivision with the requested waivers, Ms. Greenawalt seconded the motion, and the motion passed 5-0.

Review of LD 2024-04 - Cathcart Investment Partners Sketch Plan – 1507 Potshop Rd

Tom Bentley of Bentley Homes made a general presentation of the plan, a 11-unit subdivision with lots of an average of 7 acres. The homes are planned to sell for \$1.7 million to start.

Mr. Koch asked who would be maintaining the stormwater basin, Mr. Bentley responded that they weren't sure yet.

Mr. Bentley also mentioned that they support a deed restriction for the lots that would prevent additional subdivision in the future. Mr. Sherr supports that option. Ms. Greenawalt commented that the plan was beautiful.

General discussion on potential waivers, who would own the road, lot size and topography. The lots are also planned to be private wells and on-site septic.

General reaction from Planning Commission was positive and Mr. Bentley stated they will take the feedback and come back in the future.

5. OTHER BUSINESS

Mr. DeMeno requested feedback on merging the November and December meeting in 2025 to one meeting to be held in early December to avoid the holiday season overlap. Planning Commission was well received. Mr. DeMeno will incorporate that into the proposed meeting schedule for 2025.

6. PUBLIC COMMENT

None

7. ADJOURNMENT

The meeting was adjourned at 7:34 PM.