

Planning Commission Meeting Minutes
Worcester Township Community Hall – 1031 Valley Forge Rd., Worcester, PA 19490
January 23rd, 2025

Attendees:

Tony Sherr, Chairman
Bob Andorn
Lee Koch

1. Call to Order

- The meeting was called to order by Chairman Sherr at 7:01 PM.

2. Appointment of Chairperson and Officers

- **Motion:** Mr. Andorn proposed a motion to appoint a temporary chairman.
- **Discussion:**
 - Mr. Andorn wanted input from absent members.
 - Manager DeMeno noted that Ms. Greenawalt had sent an email favoring the current structure.
- **Outcome:** Motion did not receive a second. Motion fails.
- **New Motion:** Lee Koch moved to keep the current chairperson, vice chairperson, and secretary.
 - Chairman Sherr seconded the motion.
 - Vote: **2 in favor (Sherr, Koch), 1 opposed (Andorn)** - Motion passed.

3. Meeting Minutes

- Chairman Sherr mentioned that previous meeting minutes were not available with enough time for appropriate review.
- **Action:** Approval postponed until next month.

4. Land Development Proposals

- No new land development proposals for review.

5. Discussion of Draft Accessory Structure Zoning Amendment

- **General Updates:**

- Manager DeMeno incorporated feedback from the last meeting.
- Definitions added for barns, greenhouses, silos, and agricultural products.
- **Key Changes & Discussions:**
 - **Greenhouses:** Initially defined as glass structures; updated to include PVC and other modern materials.
 - **Silos:** Defined traditionally as cylindrical structures but with flexibility for different shapes.
 - **Accessory Structures:** Need for precise definition to distinguish between accessory uses and buildings.
 - **Setbacks:** Discussed five-foot vs. ten-foot minimums based on lot sizes.
 - **Lot Sizes & Accessory Structure Limits:** Merged requirements to ensure self-limiting design without unnecessary complexity.
- **Outstanding Issues:**
 - Clarifying the distinction between accessory buildings and accessory structures.
 - Handling of accessory dwelling units (ADUs) and their potential inclusion within existing structures.
 - Addressing buildings with bathrooms that do not meet full dwelling unit requirements.
 - Potential ordinance updates to avoid unnecessary zoning hearing board processes.

6. Additional Business

- **Accessory Dwelling Units (ADUs):**
 - Discussion on allowing ADUs for family members while preventing misuse.
 - Current requirement: Special exception application to the zoning hearing board.
 - Proposal: Streamline approval with deed restrictions instead of a full hearing.
- **Non-Residential Structures on Vacant Lots:**

- Question raised: Can a garage or storage structure exist before a primary dwelling is built?
- Zoning laws currently prohibit non-residential structures as primary uses in residential areas.

7. Public Comment

- Mr. McGrane had a number of comments on the usage of Township owned open space and questioned why the Township is a landowner at all. Discussion on the topic by all members of Commission.

7. Adjournment

- Meeting concluded at 8:22 PM.