

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