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At the Center of Montgomery County

WORCESTER TOWNSHIP PLANNING COMMISSION
Meeting Minutes – January 22, 2026

CALL TO ORDER

The Worcester Township Planning Commission held its regular business meeting on the above date at the Worcester Township Community Hall. The meeting was called to order by Chair Tony Sherr. A quorum was present. Members present included Chair Tony Sherr, Vice Chair Michelle Greenawalt, Bob Andorn, Jen Taylor, and Lee Koch. Township Manager Dan DeMeno was present.

REORGANIZATION

Chair

Motion was made by Bob Andorn and seconded by Lee Koch to nominate Tony Sherr to serve as Chair of the Planning Commission for 2026. Motion carried 5-0.

Vice Chair

Motion was made by Bob Andorn and seconded by Lee Koch to nominate Michelle Greenawalt to serve as Vice Chair of the Planning Commission for 2026. Motion carried 5-0.

APPROVAL OF MINUTES

Motion was made by Tony Sherr and seconded by Michelle Greenawalt to approve the minutes of the December 18, 2025 Planning Commission meeting, as amended to clarify references and terminology discussed during the review. Motion carried 5-0.

ITEMS FOR DISCUSSION

Trooper Ridge Subdivision — DEP Sewage Facilities Planning Module Review

The Planning Commission reviewed the Sewage Facilities Planning Module (SPM) submitted for the proposed Trooper Ridge Subdivision as part of the Pennsylvania Department of Environmental Protection planning process. Township staff explained that the planning module includes separate review components for the Township Planning Commission, County Planning Commission, and Health Department, and that Planning Commission action constitutes a recommendation only. Final approval will occur at the Board of Supervisors level as part of the subdivision approval process.

Motion was made by Tony Sherr and seconded by Lee Koch to recommend approval and authorization to sign the Planning Commission component of the Sewage Facilities Planning Module for the Trooper Ridge Subdivision and to forward the recommendation to the Board of Supervisors for consideration. Motion carried 5-0.



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Sign Ordinance Update — Illuminated and Digital Signs

The Planning Commission continued its review of potential amendments to the Township sign ordinance, focusing on illuminated and digital signage as previously directed by the Board of Supervisors. Township Manager DeMeno presented a redline draft intended to address illumination provisions specifically rather than a comprehensive rewrite of the entire ordinance.

Commission members discussed whether the scope should remain limited to illuminated signage or expand to a broader review of the full ordinance. Several members indicated they had reviewed additional sections and identified areas that may be overly prescriptive or internally inconsistent. Discussion included sign regulations for residential subdivisions, monument versus wall-mounted signs, limits on signage at sports facilities, parking lot directional signage standards, and the practical visibility of height and size restrictions for drivers.

The Commission also discussed the balance between clear regulatory standards and providing reasonable administrative flexibility to the Zoning Officer, while avoiding ambiguity that could lead to inconsistent interpretation or legal challenges. Concerns were raised regarding glare from externally illuminated signage and potential impacts on motorists. Members emphasized the importance of enforceability, fairness, and practical application.

Reference was made to model ordinances from Montgomery County and Franconia Township, which had been distributed electronically for review. The Commission agreed that additional revisions would be necessary and that comments could be submitted through a shared electronic document to facilitate continued review between meetings. No formal action was taken.

ADJOURNMENT

The meeting adjourned at 8:01 PM.

Respectfully submitted,

Dan DeMeno
Township Manager