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At the Center of Montgomery County

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WORCESTER TOWNSHIP PLANNING COMMISSION BUSINESS MEETING MINUTES  
APRIL 23, 2026

**CALL TO ORDER**

The meeting was called to order at approximately 7:00 PM

**ATTENDANCE**

Present: All Planning Commission members were present. Absent: None. Also Present: Township Manager Dan DeMeno

**APPROVAL OF MINUTES**

Approval of March 26, 2026 Meeting Minutes – Approved unanimously.

**LAND DEVELOPMENT**

**2022-01 – CITY VIEW PRELIMINARY PLAN REVIEW**

The Planning Commission reviewed the preliminary land development application for City View.

Discussion occurred regarding the application, consultant review comments, outstanding items, and requested waivers associated with the application.

The Planning Commission discussed the requested waivers related to stormwater management basin timing requirements, grading within five feet of property lines and rights-of-way, detention basin bottom slope requirements, varying roadway cartway widths along North Park Avenue and Germantown Pike, and the proposed sidewalk termination within the site along North Park Avenue.

Additional discussion occurred regarding building height calculations, parking and refuse operations, floodplain and riparian corridor impacts, stormwater management revisions, retaining walls, traffic and utility coordination, emergency access, landscaping, and various outstanding consultant review comments associated with the application.

The Planning Commission also discussed the revised project scope, including the reduction from 180 proposed apartment units to 144 apartment units, revisions to building and parking configurations, updated amenity areas including grilling areas, fire pits, bocce courts, a pool area, tot lot, and dog park, and the proposed streambank stabilization improvements.

Discussion also occurred regarding traffic review findings, including the proposed left-in/right-in/right-out access configuration on North Park Avenue, full movement access on Germantown Pike, transportation impact fees, roadway widening waivers, and ongoing PennDOT and Montgomery County review coordination.



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The Planning Commission recommended approval of the City View Preliminary Plan to the Board of Supervisors subject to the review letters and outstanding consultant comments by a vote of 4-0-1, with Commissioner Andorn abstaining.

**LD 2025-06 – 1616 WHITEHALL FARM IMPROVEMENTS PRELIMINARY PLAN REVIEW**

This item was removed from the agenda at the applicant's request.

**OTHER BUSINESS**

Small Projects Process

The Planning Commission discussed the proposed Small Projects Process Ordinance for Land Development.

Discussion included the purpose of the ordinance, applicability, review procedures, and administrative considerations. Feedback was provided by the Planning Commission that the proposed ordinance may allow too many projects to qualify for the streamlined process and that additional review of the thresholds and applicability criteria may be warranted. Some members also expressed the opinion that all land development applications should continue to be subject to Planning Commission review.

No formal action was taken on the proposed Small Projects Process Ordinance for Land Development. The Planning Commission discussed the ordinance and agreed to continue the discussion and bring the matter back at the May meeting for further review.

Respectfully submitted,

Dan DeMeno  
Township Manager