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WORCESTER TOWNSHIP PLANNING COMMISSION MEETING MINUTES JUNE 25, 2026

CALL TO ORDER

The regular meeting of the Worcester Township Planning Commission was called to order at 7:03 PM by Chair Tony Sherr.

ATTENDANCE

Planning Commission Members Present: Tony Sherr, Chair; Lee Koch; Jennifer Taylor; Bill McGrane, Alternate Member

Township Representatives Present: Christian R. Jones, Assistant Township Manager; John Evarts, Township Engineer; Wendy McKenna, Township Solicitor

APPROVAL OF MINUTES

Approval of May 28, 2026 Meeting Minutes – A motion was made by Lee Koch and seconded by Tony Sherr to approve the May 28, 2026 meeting minutes. The motion carried 4-0-1, with Commissioner Andorn abstaining.

LAND DEVELOPMENT

LD 2026-02 – Myers Legacy Museum – Preliminary/Final Land Development

Michael Gill, Esq., representing the applicant, and the applicant's engineer presented the proposed Preliminary/Final Land Development application for the Myers Legacy Museum.

Mr. Gill provided the background of the project, noting that the applicant received relief from the Zoning Hearing Board in January 2025 and subsequently requested a Waiver of Land Development. The Board of Supervisors denied the waiver request due to the size and scope of the proposed project and the Township's evolving approach to waiver requests. The applicant thereafter submitted a Preliminary/Final Land Development application.

The applicant advised that review letters had been received from the Township Engineer, Traffic Engineer, Montgomery County Planning Commission, and other reviewing agencies, and that all remaining review comments were identified as "Will Comply." Township Solicitor Wendy McKenna and Township Engineer John Evarts confirmed their understanding that all outstanding comments would be addressed.

The applicant's engineer reviewed the requested waivers, including:

1. Combining the Preliminary and Final Land Development approval process.



1721 S. Valley Forge Rd
Worcester, PA 19490



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2. Waiver of right-of-way dedication due to the project being located on previously developed property.
3. Waiver of curb and sidewalk installation.
4. Waiver of raised concrete curbing around landscape islands to preserve the site's rural character.
5. Waiver permitting stormwater pipe sizing below ordinance requirements based upon anticipated minimal flow.
6. Waiver of roadway widening requirements, as the proposed improvements would not impact adjacent roadways.

Mr. Evarts advised that the Planning Commission's review represented its opportunity to comment on the requested waivers before consideration by the Board of Supervisors.

Commissioner McGrane inquired whether the museum would host public events such as weddings, banquets, or similar gatherings. The applicant responded that the facility would be limited to appointment-only visits, including educational tours, internal company meetings, and similar functions, and would not be used for public event rentals.

Commissioner Koch asked about parking located on property utilized by Allan Myers. The applicant explained that the property is owned by PECO, with a portion utilized by Allan Myers.

Mr. Gill further advised that an amendment to the existing Natural Lands Trust Conservation Easement would be required. He stated that the Natural Lands Trust preferred to defer detailed discussions regarding the amendment until the Township's land development review process was further advanced.

Commissioner McGrane referenced the Montgomery County Planning Commission review letter, which recommended a tree survey, and asked whether a hardship existed that prevented the applicant from providing one. Mr. Gill responded that no hardship existed and that the applicant did not believe a tree survey was necessary.

A motion was made by Lee Koch, seconded by Jennifer Taylor, to recommend approval of the Preliminary/Final Land Development application, including the requested waivers, to the Board of Supervisors. The motion carried unanimously, 4-0.

LD 2025-01 – Trooper Ridge Townhomes – Final Land Development

Rob Gundlach, Esq., representing the applicant, provided an overview of the project. He explained that the applicant previously received Preliminary Land Development approval and subsequently obtained relief from the Zoning Hearing Board regarding building height. He advised that review comments from the Township Engineer, Traffic Engineer, and other

reviewing agencies had been addressed and that all remaining comments were identified as "Will Comply." The applicant requested Final Land Development approval together with several ordinance waivers.

Chair Sherr asked for clarification regarding site access. Mr. Gundlach explained that emergency access would be provided from Germantown Pike, while full vehicular access would be from Trooper Road. Internal streets would be privately owned and maintained by the homeowners' association.

Chair Sherr also inquired about proposed intersection improvements. Mr. Gundlach advised that the applicant continued coordinating improvements with the Pennsylvania Department of Transportation, Montgomery County, and the Montgomery County Conservation District. The applicant's traffic engineer explained that the project includes traffic signal timing improvements, construction of a left-turn lane, roadway widening to accommodate sidewalk improvements, drainage improvements, ADA-compliant curb ramps, and pedestrian crosswalks.

Commissioner Taylor asked about recreational amenities within the development. Mr. Gundlach explained that the proposed development is intended for older residents with first-floor primary bedrooms and that the applicant determined park and recreation fees paid to the Township would provide greater public benefit than constructing and maintaining private amenities.

Mr. Evarts asked whether the existing accessory structure on the retained O'Donnell property would continue to be utilized for storage. Mr. Gundlach confirmed that it would. Mr. Evarts requested that an appropriate note be added to the recorded plan, and Mr. Gundlach indicated that the applicant was agreeable to working with Township staff on acceptable language. Township Solicitor Wendy McKenna asked whether the applicant would also consider a deed covenant addressing the matter. Mr. Gundlach stated that the applicant was willing to discuss appropriate language with Township staff.

Mr. Evarts reviewed the remaining requested waivers, including waivers related to cartway width requirements and sidewalk construction adjacent to the retained O'Donnell property. He noted that the applicant proposed a fee in lieu of approximately \$12,000 for the required 240 linear feet of sidewalk. Commissioner McGrane stated that while he generally did not favor waiving sidewalk requirements, he understood the circumstances supporting the request.

A motion was made by Lee Koch, seconded by Jennifer Taylor, to recommend approval of the Final Land Development application, including the requested waivers, to the Board of Supervisors. The motion carried by a vote of 3-1, with Commissioner McGrane voting in opposition.

OTHER BUSINESS

Ordinance 304 – Amendment to the Stormwater Management Ordinance

Mr. Evarts reviewed the proposed amendment to the Township's Stormwater Management Ordinance. He explained that the revisions were necessary to maintain consistency with updated Pennsylvania Department of Environmental Protection (DEP) requirements associated with the Township's Municipal Separate Storm Sewer System (MS4) permit.

Discussion followed regarding DEP's revised permitting procedures, including provisions permitting applicants to propose alternative compliance methods subject to DEP approval and revised requirements affecting projects disturbing more than one acre.

Chair Sherr asked what prompted the ordinance amendment. Mr. Evarts explained that the Township's MS4 permit is renewed every five years and that DEP periodically updates permit requirements. Municipalities must amend their ordinances accordingly to remain compliant with permit requirements.

A motion was made by Jennifer Taylor, seconded by Lee Koch, to recommend approval of Ordinance No. 304 to the Board of Supervisors. The motion carried with affirmative votes from Tony Sherr, Lee Koch, and Jennifer Taylor.

NEXT MEETING

The next regular meeting of the Planning Commission is scheduled for Thursday, July 23, 2026.

PUBLIC COMMENT

No public comment was offered.

OTHER DISCUSSION

Prior to adjournment, Commissioner McGrane expressed concern regarding outstanding Planning Commission initiatives that had not progressed and suggested that future agendas include a recurring item for pending ordinances, policy matters, and other planning-related projects so that available meeting time could be used productively.

Discussion followed regarding the Planning Commission's responsibilities as the Township's Shade Tree Commission. Commissioner McGrane questioned whether the Commission had been fulfilling those responsibilities and referenced ordinance provisions addressing resource plans, site visits, and other procedural requirements. Chair Sherr stated that he was unaware the Planning Commission also served as the Shade Tree Commission and agreed that the matter warranted further review. Commissioner Koch referenced ordinance language indicating that the Shade Tree Commission meets from time to time as deemed necessary by its members.

Township Solicitor Wendy McKenna advised that questions regarding ordinance revisions and Commission responsibilities should ultimately be discussed with the Board of Supervisors. She also clarified that Township staff routinely prepare draft ordinances for legal review by the Township Solicitor prior to consideration by the Board of Supervisors and that, while the Township Solicitor is available to advise the Planning Commission, attendance at every Planning Commission meeting is not required.

Chair Sherr emphasized the importance of maintaining a constructive dialogue and noted that recent steps, including increased solicitor participation and Planning Commission review of ordinance amendments, reflected positive progress. The Commission also discussed future ordinance review efforts, including the previously introduced Data Center Ordinance, as well as the anticipated rewrite of the Township's Zoning Ordinance and Subdivision and Land Development Ordinance.

Mr. Evarts advised that the Variety Club and Methacton High School land development applications were anticipated to appear on the July Planning Commission agenda.

Adjournment

There being no further business, Chair Sherr adjourned the meeting at 7:54 p.m.

Respectfully submitted,

Christian R. Jones
Assistant Township Manager