

**WORCESTER TOWNSHIP PLANNING COMMISSION MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490  
THURSDAY, MAY 25, 2017, 7:30 PM**

**CALL TO ORDER** by Mr. Todd at 7:30 PM

**ATTENDANCE**

PRESENT:	GORDON TODD	[X]
	PAT QUIGLEY	[X]
	CHRIS DAVID	[X]
	DOUG ROTONDO	[X]
	TONY SHERR	[X]
	RICK DELELLO	[X]

1. April 27, 2017 Meeting Minutes – Ms. David motioned to approve the April 27, 2017 Meeting Minutes, second by Mr. Rotondo. There was no public comment. By unanimous vote the motion was approved.
2. Center Point Village Zoning Ordinance – The Planning Commission discussed commercial aspects of the draft ordinance. They will inquire with the Township Manager about the anticipated timeline for reviewing applications from private planning consultants and the eventual hiring of one.
3. Agricultural Security Area – The Planning Commission reviewed an application to add a property to Worcester Township’s Agricultural Security Area (ASA). The property is located at 3110 Heebner Road and consists of 119.47 acres. Ms. David made a motion to recommend to the Board of Supervisors that the property be added to the ASA, seconded by Ms. Quigley. There was no public comment. By unanimous vote the motion was approved.
4. Wireless Communications Ordinance – The Planning Commission discussed aspects of a potential ordinance to regulate the placement and erection of new wireless communications structures. Currently the township has no ordinance or any regulation governing these structures. The issues expressed were as follows:
  - Conditional use (whether or not to require)
  - Distribution and density of wireless communications structures throughout the township
  - Safety of said structures
  - Aesthetics of said structures
  - Use of waivers (whether or not to allow)
  - Proximity of said structures to historic, sensitive, and/or scenic structures and/or viewsheds

5. May 25 Meeting Agenda – At its June 22, 2017 meeting the Planning Commission will discuss the Center Point Village Zoning Ordinance (including consultant timeline) and a potential ordinance to regulate new wireless communications structures.

#### **PUBLIC COMMENT**

- Robert Andorn, Worcester, asked how and why the proposed wireless communications ordinance was drafted. He expressed concerns about private property rights. Mr. Todd commented that the Township Manager has looked at numerous wireless communications ordinances from other municipalities and was involved with drafting one for a township where he worked previously.
- Michelle Greenawalt, Worcester, asked if wireless communication structures were considered public utilities (in which case they would be immune to municipal regulation). Mr. Sherr said that under current law, wireless communication structures are not considered public utilities, and therefore may be regulated by local municipalities.

#### **ADJOURNMENT**

There being no further business before the Planning Commission, Mr. Todd adjourned the meeting at 8:45 PM.

Respectfully Submitted:

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Douglas Rotondo  
Planning Commission Secretary