



**ADJOURNMENT**

There being no further business before the Planning Commission, Chair Sherr adjourned the meeting at 7:45 PM.

Respectfully Submitted:

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Andrew R. Raquet  
Asst. Zoning Officer; Codes Clerk

DRAFT

**MEMO**

to: Worcester Township Planning Commission  
Montgomery County Planning Commission

cc: ZON File

from: Tommy Ryan

date: October 1, 2019

re: **ZON 2019-01 – Meadowood**

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Attached please find an application to rezone an approximate 0.75-acre portion of a property at 3103 Skippack Pike. Also attached is an application overview.

Please contact me should you have any questions or require additional information.

Thank you.

RECEIVED  
SEP 19 2019

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Fort Washington, PA 19034-7544  
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James M. Jacquette  
John J. McAneney\*†  
George M. Riter†  
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Catherine M. Harper  
Thomas A. Boulden  
Robert T. Horst\*φ  
William O. Kreksteinφ  
Eric B. Smith  
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Christine M. Gordon  
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James N. Hendershot\*  
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Deborah B. Miller\*  
Devin L. Ralph  
Tyler J. Dunphy\*  
Max A. Greer

September 17, 2019

Worcester Township Planning Commission  
c/o Tommy Ryan, Township Manager  
Worcester Township  
1721 Valley Forge Road  
P.O. Box 767  
Worcester, PA 19490

**RE: Request for Rezoning of 3103 Skippack Pike from its current  
zoning of R-100 to LPD  
Our File No. 64524-0001**

Dear Chairman Sherr:

*Of Counsel*

Michael O'Hara Peale, Jr. †  
Daniel A. Czaplicki†  
Charles J. Weiss  
Bernard F. Siergiej

I am writing to you on behalf of Meadowood Senior Living which has filed a formal request that the zoning of 3103 Skippack adjoining their property be rezoned from R-100 to the same LPD zoning as Meadowood.

The property is currently improved with a three bedroom single family house built in approximately 1829 fronting on Skippack Pike but immediately adjacent to the Meadowood site.

The property was purchased by Meadowood, and Meadowood would like to use the property for offices for staff related to a residential life care facility in the LPD Zoning District.

Meadowood has no immediate plans to construct anything on this lot, or to demolish the existing house, but simply to reuse the house for offices. Meadowood also anticipates consolidating 3103 Skippack Pike with the Meadowood Senior Living campus.

Thomas J. Timoney  
(1927-2010)

John P. Knox  
(1927-2015)

Mark E. Weand, Jr.  
(1936-2018)

John V. Hasson  
(1936-2019)

Δ Member DC Bar  
\* Member NJ Bar  
φ Member NY Bar  
Φ Member MD Bar  
Ω Member Ohio Bar  
† LLM Taxation

September 17, 2019  
Page 2

Thank you for your consideration of this request on behalf of Meadowood.

Very truly yours,



Catherine M. Harper

CMH/rl  
cc: Meadowood Senior Living

***About this application...***

Meadowood Senior Living owns 3103 Skippack Pike. The property is “split-zoned”. A portion of the property is zoned LPD (purple) and a portion of the property is zoned R-100 (green). Meadowood is seeking to rezone that portion zoned R-100 to LPD. The area measures about 300’ by 100’, or approximately 0.75 acres.

Meadowood proposes to use the property’s dwelling for staff offices. No new construction, and no other property improvements, are proposed.



**MONTGOMERY COUNTY  
BOARD OF COMMISSIONERS**

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KENNETH E. LAWRENCE, JR., VICE CHAIR  
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**MONTGOMERY COUNTY  
PLANNING COMMISSION**

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JODY L. HOLTON, AICP  
EXECUTIVE DIRECTOR

October 21, 2019

Mr. Tommy Ryan, Manager  
Worcester Township  
1721 Valley Forge Road—Box 767  
Worcester, Pennsylvania 19490

Re: MCPC #17-0040-003  
Plan Name: Meadowood Senior Living - Zoning Map Amendment  
Worcester Township

Dear Mr. Ryan:

We have reviewed the above-referenced zoning map amendment in accordance with Section 609 of Act 247, "The Pennsylvania Municipalities Planning Code" as you requested on October 4, 2019. We forward this letter as a report of our review.

## BACKGROUND

The applicant, Meadowood Senior Living, has proposed to rezone the property at 3103 Skippack Pike. The parcel is currently split-zoned LPD-Land Preservation District and R-100 Residential District, and the owner of the property, Meadowood Senior Living, proposes to rezone the portion of the property that is currently zoned R-100 to LPD. The applicant proposes to use the existing structure for staff offices, and proposes no new construction or other property improvements at this time.

## COMPREHENSIVE PLAN COMPLIANCE

**Worcester Comprehensive Plan** – The proposal is generally consistent with the Worcester Comprehensive Plan and the goal to maintain the rural character and encourage small-scale offices within the township.

**Montco2040** – The proposed zoning map amendment is generally consistent with the county's comprehensive plan, *MontCo 2040: A Shared Vision*, which shows the proposed area as a *Suburban Residential Area*. Suburban Residential Areas are residential areas which depend on automobiles for transportation and often have extensive landscaping on individual properties. The proposal is consistent with the primary uses with suburban residential areas, which include single-family detached homes and institutional uses.



**RECOMMENDATION**

The Montgomery County Planning Commission (MCPC) generally supports the applicant’s proposal because the proposed use and rezoning are consistent with the uses and zoning of the surrounding area. However, in the course of our review, we have identified the following issue that the applicant and township may wish to consider prior to zoning map amendment adoption. Our comments are as follows:

**REVIEW COMMENTS**

**ZONING**

The county believes that the zoning map amendment is appropriate for the parcel in question. Since a stand-alone office use is not permitted in the LPD, the parcel may need to be consolidated with the larger Meadowood property (§150-110.22). We recommend that the applicant coordinate with the township to consider a lot consolidation.

**CONCLUSION**

We wish to reiterate that MCPC generally supports the applicant’s proposal, but we believe that the recommendation for lot consolidation is needed to allow the proposed office use.

Please note that the review comments and recommendations contained in this report are advisory to Worcester and final disposition for the approval of any proposal will be made by the township.

Should the governing body adopt this proposed zoning ordinance amendment, Section 609 of the Municipalities Planning Code requires that we be sent an official copy within 30 days. Please print the assigned MCPC number (17-0040-003) on any plans submitted for final recording.

Sincerely,



Claire Warner, Community Planner  
[cwarner@montcopa.org](mailto:cwarner@montcopa.org) - 610-278-3755

- c: Meadowood Senior Living, Applicant
- Catherine Harper, Esq., Meadowood Senior Living, Applicant’s Representative
- Gordon Todd, Chrm., Township Planning Commission
- Robert L. Brant, Township Solicitor

Attachment A: Reduced Copy of Applicant’s Proposed Zoning Map Amendment  
Attachment B: Aerial Image of Site



**About this application...**

Meadowood Senior Living owns 3103 Skippack Pike. The property is “split-zoned”. A portion of the property is zoned LPD (purple) and a portion of the property is zoned R-100 (green). Meadowood is seeking to rezone that portion zoned R-100 to LPD. The area measures about 300’ by 100’, or approximately 0.75 acres.

Meadowood proposes to use the property’s dwelling for staff offices. No new construction, and no other property improvements, are proposed.



*Prepared by Worcester Township*



**Meadowood Senior Living  
Zoning Map Amendment  
170040003**

Montgomery County Planning Commission  
Montgomery County Courthouse, Planning Commission  
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www.montcopa.org/plancom  
Year 2015 aerial photography provided by the  
Delaware Valley Regional Planning Commission