

**WORCESTER TOWNSHIP PLANNING COMMISSION MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490  
THURSDAY, MAY 27, 2021, 7:30 PM**

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

**ATTENDANCE**

PRESENT:	TONY SHERR	[X]
	LEE KOCH	[X]
	BOB ANDORN	[X]
	MICHELLE GREENAWALT	[X]
	MICHAEL HOLSONBACK	[X]

1. March 25, 2021 meeting minutes – Mr. Holsonback motioned to approve the March 25 meeting minutes, conditioned on revising (1) the motion second in item two, paragraph three, to “Lee Koch”, and (2) the motion second in item two, paragraph five, to “Bob Andorn”. Mr. Andorn seconded the motion. There was no public comment. By unanimous vote the motion was approved.

2. Ordinance 2021-285 – Tommy Ryan, Township Manager, provided an overview of a proposed ordinance to addresses a municipal cure declaration as set forth by the Board of Supervisors.

There was discussion regarding ordinance preparation. Mr. Ryan noted the Township had contracted with three professional planners, who assessed existing multi-family housing in the Township and prepared the draft ordinance.

Mr. Andorn commented on the availability of information prepared by the planners. Mr. Ryan noted the information pertains to a matter of potential litigation, and is not public record.

There was discussion on regional planning efforts. Mr. Ryan commented on the regional planning efforts, and on potential limits to local control when undertaking regional planning efforts.

The consensus of the Members was to recommend the Board of Supervisors consider regional planning effort opportunities.

Mr. Koch motioned to recommend the Board of Supervisors adopt proposed Ordinance 2021-285 as presented. Mr. Holsonback seconded the motion. There was no public comment. The motion was approved, 3-2, with Mr. Andorn and Ms. Greenawalt voting no.

3. Planning Commission June 24 meeting agenda – Mr. Ryan noted there were no items on the June 24 meeting agenda at this time.

**PUBLIC COMMENT**

- There was no public comment.

**ADJOURNMENT**

There being no further business before the Planning Commission, Mr. Sherr adjourned the meeting at 8:29 PM.

Respectfully Submitted:

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Tommy Ryan  
Township Manager

DRAFT

**WORCESTER TOWNSHIP PLANNING COMMISSION MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490  
THURSDAY, AUGUST 26, 2021, 7:30 PM**

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

**ATTENDANCE**

PRESENT:	TONY SHERR	<input checked="" type="checkbox"/>
	LEE KOCH	<input checked="" type="checkbox"/>
	BOB ANDORN	<input checked="" type="checkbox"/>
	MICHELLE GREENAWALT	<input checked="" type="checkbox"/>
	MICHAEL HOLSONBACK	<input type="checkbox"/>

1. Ordinance 2021-87 – Tommy Ryan, Township Manager, provided an overview of a proposed “clean-up” ordinance that amends various sections of Township Code.

Mr. Andorn commented on several proposed revisions.

Mr. Andorn commented on a proposed revision to maximum height of a multifamily building. Mr. Ryan confirmed this is a typographical error, and should read “maximum length”.

Mr. Sherr motioned to recommend proposed Ordinance 2021-287 not be considered until the typographical error is corrected. Mr. Koch seconded the motion. There was no public comment. By unanimous vote the motion was approved.

2. Planning Commission September 23 meeting agenda – Mr. Ryan noted the revised “clean-up” ordinance is the only item on the September 23 meeting agenda at this time.

**PUBLIC COMMENT**

- There was no public comment.

**ADJOURNMENT**

There being no further business before the Planning Commission, Mr. Sherr adjourned the meeting at 7:50 PM.

Respectfully Submitted:

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Tommy Ryan  
Township Manager

**TOWNSHIP OF WORCESTER  
MONTGOMERY COUNTY, PENNSYLVANIA**

**ORDINANCE 2021-287**

**AN ORDINANCE AMENDING VARIOUS  
PROVISIONS OF THE TOWNSHIP CODE**

**WHEREAS**, from time to time, corrections and other revisions are required to be made to Township Code of Worcester Township; and,

**WHEREAS**, the Commonwealth of Pennsylvania mandates that municipalities have published in a newspaper of general circulation all proposed ordinances that make such corrections and revisions, at a great expense to municipalities; and,

**WHEREAS**, Worcester Township consolidates such corrections and revisions into one proposed ordinance, in lieu of individual ordinances, so to minimize the expense incurred by the taxpayers in meeting this unfunded advertisement mandate;

**NOW, THEREFORE**, the Board of Supervisors of Worcester Township, Montgomery County, Pennsylvania hereby ordains and enacts as follows:

**SECTION I**

1. Chapter 130, Subdivision & Land Development, Attachment 5, shall be amended by correcting the name of the following roadway:

Landis Road

2. Chapter 150, Zoning, Article XIII, §150-87 shall be deleted in its entirety and replaced as follows:

A. Building height.

(1) Thirty feet, not exceeding two stories, shall be the maximum height for any building or other structure erected or enlarged in this district other than an apartment house/garden apartment.

(2) Forty-five feet, not exceeding four stories, shall be the maximum height for any apartment house/garden apartment erected or enlarged in this district.

(3) Fifteen feet, not exceeding 1.5 stories, shall be the maximum height for any structure accessory to a dwelling.

B. Building size.

The maximum length of any multifamily dwelling building shall be 200 feet.

3. Chapter 150, Zoning, Article XIII, §150-89.E(1) shall be deleted in its entirety and replaced as follows:

E. Special regulations for multifamily dwellings.

(1) Density. The base density for an apartment house/garden apartment use shall be twelve units per acre of developable area. The density for an apartment house/garden apartment use may be increased as provided in this section up to a maximum density of fifteen units per acre of developable area. The density for all other types of multifamily dwellings shall be four units per acre of developable area.

4. Chapter 150, Zoning, Article XIII, §150-89.E(8) shall be deleted in its entirety and replaced as follows:

(8) Application of Transfer Development Rights (TDRs).

(a) The MR Multi-Residential District shall constitute a receiving district for the transfer of development rights as provided by Article XXIX for an apartment house/garden apartment use only.

(b) TDRs may be utilized on a parcel in the MR Multi-Residential District for an apartment house/garden apartment use as follows:

[1] Each TDR shall allow the developer to add up to three dwelling units to the receiving parcel in conformance with the requirements of this section, up to the maximum permitted density as permitted by this section.

[2] An application for the transfer of TDRs to a receiving parcel under this article shall comply with all of the requirements set forth in Article XXIX.

5. Chapter 150, Zoning, Article XVIA, §150-110.7, the requirements for lot areas (1) 18,000 to 29,000 sq. ft. and (2) 30,000 to 39,999 sq. ft. shall be deleted, and replaced as follows:

Lot Area	Maximum Impervious Surface Coverage
18,000 to 39,999 sq. ft.	25%

6. Chapter 150, Zoning, Article XXIV, §150-202, shall be deleted in its entirety.

**SECTION II**

1. In the event that any section, subsection or portion of this Ordinance shall be declared by any competent court to be invalid for any reason, such decision shall not be deemed to affect the validity of any other section, subsection or portion of this Ordinance. The invalidity of section, clause, sentence, or provision of this Ordinance shall not affect the validity of any other part of this Ordinance, which can be given effect without such invalid part or parts. It is hereby declared to be the intention of the Township that this Ordinance would have been adopted had such invalid section, clause, sentence, or provision not been included therein.
2. To the extent this Ordinance is inconsistent with the Code of Worcester Township, the provisions of this Ordinance shall take precedence. All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.
3. The failure of the Township to enforce any provision of this ordinance shall not constitute a waiver by the Township of its rights of future enforcement hereunder.
4. This Ordinance shall become effective as provided by law.

**ENACTED AND ORDAINED** by the Supervisors of the Township of Worcester, Montgomery County, Pennsylvania on this 20<sup>th</sup> day of October, 2021.

**FOR WORCESTER TOWNSHIP**

By:

\_\_\_\_\_  
Richard DeLello, Chair  
Board of Supervisors

Attest:

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Tommy Ryan, Secretary