

**WORCESTER TOWNSHIP PLANNING COMMISSION MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490  
THURSDAY, JANUARY 27, 2022, 7:30 PM**

**CALL TO ORDER** by Mr. Sherr at 7:31 PM

**ATTENDANCE**

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

1. **Reorganization** – Mr. Holsonback motioned to appoint Tony Sherr as Chair, second by Mr. Andorn. By unanimous vote the motion was approved.

Mr. Holsonback motioned to appoint Michelle Greenawalt as Vice Chair, second by Mr. Sherr. By unanimous vote the motion was approved.

Mr. Sherr motioned to appoint Lee Koch as Secretary, second by Mr. Holsonback. By unanimous vote the motion was approved.

2. **Introduction and Welcome**- Mr. Sherr welcomed new alternate member Jennifer Taylor. Ms. Taylor introduced herself. Mr. Sherr also welcomed Stacy Crandell, Assistant Township Manager as the new staff liaison to the committee. He also noted that it was nice to have County Planner, Brian Olszak in attendance for the meeting.

3. **Approval of November 11, 2021 Minutes**- Mr. Andorn made a motion to approve the November 11, 2021 Meeting Minutes, seconded by Ms. Greenawalt. By unanimous vote the motion was approved.

4. **Ordinance 2021-288**- Mr. Sherr introduced the topic and explained that Variety was at their previous meeting and presented their Master Plan and the ordinance. He stated that he wanted to start with Brian Olszak so he could comment on the County review letter regarding by-right versus conditional use.

Mr. Olszak explained that he did not have the background in regards to the discussions that had taken place with Variety and the Township on the intention of the ordinance. He went through the review letter and clarified some points in his letter. He also noted that while he wrote the letter, the review was from various section chiefs in the County Planning Commission.

Mr. Sherr commented on his concerns about the structure of the ordinance.

Mr. Andorn commented that the County review letter documented his concerns regarding the by-right versus conditional use.

Mr. Holsonback commented that ordinance should be cleaned up before proceeding with the ordinance.

Ms. Greenawalt commented that she looks to Brian for what is suggested to be cleaned up.

Peter Simone, the planner for Variety Club and Maribeth Roman Schmidt, Chair of the Variety Club Board were in attendance. Mr. Simone asked to clarify some of the concerns on the ordinance and the review letter.

Mr. Simone provide an in-depth overview of each of the points in the County review letter and explained the reasoning behind asking for the use to be by-right versus conditional use. Variety's Master Plan is estimated to cost \$35 million and Variety Club is trying to secure funding and donations. It is easier to do that with more certainty rather than uncertainty of conditional use. In addition, he explained the differences in uses under "Day Camp" and under the proposed ordinance. He also explained that "implicit" allowed uses are open to interpretation and this Special Needs Camp, School, Development Center" under this ordinance needs certainty for developmental purposes.

Township Engineer Joe Nolan was in attendance and clarified some of the questions and comments from the commission. Mr. Nolan explained that Variety Club and any other organization that may fall under this zoning would need to go through the land development process and they will have to comply with the Township ordinances including stormwater management and it would be reviewed by Township Consultants. Any land development would also go through the Planning Commission and finally to the Board of Supervisors for approval.

Mr. Simone noted that Variety Club understood this and stated that they were going to make sure they complied with all of the ordinances during the land development process.

Mr. Andorn asked if Variety Club had any past problems with receiving approval through conditional use. Mr. Simone had the Township look into the history and there were no records that Variety Club was not given any formal conditional use or land development process as they built the original facility just building permits. Variety Club came to the Township with master plan and the ordinance to help formalize the process with themselves internally and with the Township.

Ms. Schmidt explained that she has been working with Variety Club for about 7 years and in the past, there was no real planning and they are working to go forward with a new approach to update their facility with this Master Plan.

Mr. Sherr asked Mr. Nolan about practical use of the ordinance. Mr. Nolan noted that this ordinance was revised from its original format after review by the Township Staff and Township Consultants including the Township Solicitor.

Mr. Sherr asked if there was any public comment in regards to this. Mr. Burt Hynes commented that he did not understand why this ordinance was crafted for one property. He asked about Master Plan and also was concerned about the restaurant use that was in the ordinance. Mr. Simone noted that the restaurant use was there to help their clients to learn a vocational skill. Mr. Gerry Mizak commented that he had put in an application to volunteer and was happy to attend the meeting to learn more about what is happening in the Township.

Ms. Greenawalt commented she agreed with Mr. Nolan and felt that Variety Club was an asset to our community and the surrounding communities. She also talked about the partnership that Variety Club has with the school district and understands the need for them to be proactive for funding purposes.

Ms. Schmidt commented that she appreciated hearing that from Ms. Greenawalt and also added that they just recently started sharing their Master Plan with their donors and there is a lot of excitement for this plan. She added that there is an immediate need for this ordinance to move forward as they are seeking donations and funding. Donors and grant programs want to see that there is certainty to the plan.

Ms. Greenawalt made a motion to recommend the Ordinance 2021-288 for adoption with the recommendations from Township Engineer and Township Solicitor. There was no second.

Mr. Andorn made a motion to defer the recommendation of the ordinance until the Township Solicitor reviewed the County review letter and provided comments. The motion was seconded by Mr. Holsonback. The motion passed 3-1, with Ms. Greenawalt opposing the motion.

Mr. Sherr noted that he appreciated the discussion and again emphasized that the Planning Commission was not against Variety Club but felt the ordinance needed to be cleaned up more.

Mr. Simone asked for specifics on what needed to be cleaned up so they could better address it.

Mr. Sherr and Mr. Andorn commented that they were concerned about any zoning ordinance after previous challenges and felt that it needed to be more cleaned up. The Center Square Golf Course was noted as an example.

Mr. Simone stated that he did not understand why the ordinance could not be recommended after Mr. Olszak walked back some of the comments from County review letter. Mr. Andorn asked Mr. Olszak if that was accurate.

Mr. Olszak stated that he clarified the items in the letter after hearing about the background of the ordinance. He also stated that this ordinance can be cleaned up at any time. He also stated again that the County recommended the ordinance.

Mr. Andorn stated that he did not see the urgency to move forward on this without clarification from the Township Solicitor.

Mr. Simone stated that he is hoping this will still move forward to the Board of Supervisors at their February 16<sup>th</sup> meeting. Mr. Sherr stated that the commission is an advisory board and that the public hearing on the ordinance could still take place at the next Board of Supervisors even though the recommendation was tabled at the planning commission.

5. **Discussion on Meeting Time-** Mr. Sherr commented there was a proposal to move up the meeting time from 7:30pm. Ms. Crandell noted that she put this on the agenda to help alleviate really late evenings as the commission looks at the comp plan and other plans that may come up. Mr. Andorn made a motion to start the meeting at 6:30pm. There was no second. Ms. Greenawalt commented that it would be easier to meet at 7:00pm. Ms. Greenawalt made a motion to have the meeting time changed to 7:00pm, seconded by Mr. Sherr and the motion was passed unanimously.
6. **Comp Plan Update-** Mr. Sherr asked Ms. Crandell to provide an update on the comp plan and how the planning commission would review the plan. Ms. Crandell stated that the Comp Plan Update Task Force spent 18 months reviewing and drafting recommended updates to the previous plan. She stated that we allow for up to three meetings to review the document. She expects to have a draft sent to the commission members with their February meeting packet. Mr. Sherr commented that he thinks three meetings are needed. The meetings to discuss the comp plan will be March, April and May.
7. **Discussion on the February 24 Meeting Agenda-** Ms. Crandell stated that there is a potential for Haganir Land Development to be on the agenda but they are still revising plans so it may not be ready for February. Mr. Sherr commented he would like to have a meeting to discuss Palmer and the curative amendment but does not think a special meeting is needed.

**OTHER BUSINESS** - None.

**PUBLIC COMMENT** - There was no public comment.

#### **ADJOURNMENT**

There being no further business before the Planning Commission, Mr. Sherr adjourned the meeting at 9:06pm.

Respectfully Submitted:

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Stacy E. Crandell  
Assistant Township Manager