

MINUTES
WORCESTER TOWNSHIP PLANNING COMMISSION
WORCESTER TOWNSHIP COMMUNITY HALL
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490
THURSDAY, AUGUST 24, 2023 - 7:00 PM

1. CALL TO ORDER

Chair Sherr called the meeting to order at 7:01PM

2. ATTENDANCE

The following Planning Commission were present: Tony Sherr, Michelle Greenawalt, Bob Andorn, Lee Koch.

Jennifer Taylor was absent.

3. APPROVAL OF MEETING MINUTES

Mr. Koch motioned to approve the May 25, 2023 meeting minutes. Mr. Sherr seconded the motion. The motion passed 4-1, with Mr. Andorn voting against the motion.

4. WORCESTER TOWNSHIP OPEN SPACE UTILIZATION AND ACQUISITION ANALYSIS

Mr. Sheer gave background about meeting with Rick DiLello, Board of Supervisors Chair and Sean Halbom, Township Manager regarding planning the goals and interests for the Township in acquiring open space., advising the BoS on how to use the properties.

Mr. Halbom explain his project proposal in which provides a SWOT analysis regarding current open space. As open space is acquired, this would provide input from the Planning Commission on how to use.

Mr. Halbom inquired about how the PC would like to handle this, by meeting at Planning Commission to discuss or having subcommittees work together outside and bring relevant information back to the group.

Mr. Sherr recommended that we also look at dedicated open space within the Township that are not owned by the Township to see what other uses are currently available within the community.

Ms. Greenwalt provided comments on this proposal and expressed that she likes the idea. Mr. Koch seconded the thoughts. Mr. Andorn explained that he would like to know what any use limitations for the space in order to make sure they are viable. It may be good to know if the property is surrounded by residential, farmland, etc. in order to avoid animosity from noise, etc with local residents. Mr. Sherr believes that the PC should go to the locations and visit them in order to see the surrounds, and Mr. Andorn agreed. He asked for a map with the properties plotted. Are they clustered or separate? Amanda Lafty, Assistant Township Manager, offered to put a map highlighting the locations before the next meeting.

Mr. Andorn asked about public input. Mr. Sherr commented that the Comprehensive Plan had a survey component that does provide a lot of information regarding uses. Mr. Andorn also discussed looking to acquire properties in order to connect these parcels with trails (either through purchase or easements.) There was also discussion about prioritizing grant funding.

Mr. Sherr discussed the timeline for this, and the ability to get this finished by January. They can strive to achieve, but depending on future agendas for the Planning Commission it may be unrealistic.

Mr. Sherr asked about sport fields and usage. Mr. Halbom noted that we get more applications for seasonal field rentals than we can accommodate. He also said he can reach out to the local groups to see if they are willing to come in and advocate for more active recreation fields.

There was discussion about funding for improvements. Mr. Halbom described the types of grants that are available on a cyclical basis and can be utilized.

5. NEXT PLANNING COMMISSION MEETING AGENDA

Mr. Halbom spoke to say that a minor land development in a commercial property may come in, but not likely for the next meeting.

6. PUBLIC COMMENT

A resident Edward Rausch said he likes the idea and that he is in support of the project.

7. ADJOURNMENT

The meeting adjourned at 7:46 AM.

active applications (review period expiration)

- LD 2017-02 Palmer Village, LLC (*review period waived*)
- LD 2022-01 City View (*review period waived*)