

**MINUTES
WORCESTER TOWNSHIP PLANNING COMMISSION
WORCESTER TOWNSHIP COMMUNITY HALL
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490
THURSDAY, DECEMBER 14, 2023 - 7:00 PM**

1. CALL TO ORDER

The meeting was called to order at 7:01PM

2. ATTENDANCE

Jennifer Taylor was absent from the meeting. All the other members were present.

3. APPROVAL OF MEETING MINUTES

- Motion to approve the November 9, 2023, Planning Commission Meeting Minutes
(An eligible quorum was not present to pass the minutes.)

4. CONDITIONAL USE APPLICATION: 2023-01

- The Variety Club seeks Conditional Use approval to erect playing field lights at 2950 Potshop Road.

Marc Jonas, Esq. presented on behalf of the applicant. He and Ms. Mary Beth Schmidt provided a brief history of the Variety Club, property, and summarized the proposal. The Variety Club's lighting expert, Bob Zoeller, provided a PowerPoint presentation to the Planning Commission regarding the 70-foot lights that would be erected at the Variety Club. Michael Bowker, P.E., also presented a topographical map to the Commission, and discussed the multiple phases of the project. It was confirmed the Conditional Use Application for athletic field lights was part of the first phase.

Chair Sherr asked if the applicant had any additions to the materials submitted since the December 15th review. Mr. Jonas replied they did not.

The Planning Commission discussed the presentation with the applicant. Chair Sherr asked about the time of day/s of the athletic field lights would be illuminated. Ms. Mary Beth Schmidt replied they would be extinguished by 9pm Monday through Friday, 10pm on Saturday, and would not be illuminated on Sundays.

The Commission members asked several questions regarding the lights' impact on neighboring properties. The Commission asked about rented use of the fields. Ms. Schmidt replied that the uses benefited many other youth organizations and non-for-profit endeavors that align with the Variety Club's mission to serve youth with disabilities. The applicant confirmed there would be no sound system as part of this project.

Vice-Chair Greenawalt thanked the applicant and their team for the presentation. She also thanked the applicant for their work with disabled youth.

Lee Koch motioned to recommend approval of the conditional use application. Michelle Greenawalt seconded the motion. The motion passed 3-1, with Mr. Andorn voting against the recommendation.

5. WORCESTER TOWNSHIP OPEN SPACE UTILIZATION AND ACQUISITION ANALYSIS

Scout Troop 133 was unable to attend the meeting. The Planning Commission members were updated by the Township Manager regarding the progress of the Griffith property acquisition.

Mr. Jim Thompson and Dianne Cram presented on behalf of the Worcester Historical Society. His presentation focused upon the Old Dutchie Church recently sold to the Township by the Historical Society. Ideas proposed included:

- Possible connection to Heebner Park via Trail parallel to Heebner Road. The Commission discussed the need to engage with property owners in that area and discuss their interests or concerns.
- The “son of the Methacton Oak” tree growing at the Old Dutchie Church.
- Potential improvements to the Old Dutchie Church Building in partnership with the Township.

Chair Sherr asked Mr. Thompson about potential uses for the building. The use as a nature center was discussed, with access being the main point of concern given the limited parking and driveway access off Rt. 363.

The Commission thanked Mr. Thompson for his presentation.

The Commission discussed potential uses for several properties, including Griffith, 3335 Fisher Road, and the Old Dutchie Church. The Commission discussed the importance of historic preservation as an element of open space acquisition prioritization.

6. PLANNING COMMISSION AGENDA

The Township Manager mentioned he would reschedule the Boy Scouts. The Commission requested the neighbors bordering 3335 Fisher Road, and Griffith be contacted concerning an opportunity to speak at the upcoming meeting.

7. PUBLIC COMMENT

There was no public comment.

8. ADJOURNMENT

The meeting was adjourned at 8:26 PM.

active applications (review period expiration)

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