

WORCESTER TOWNSHIP PLANNING COMMISSION

MEETING MINUTES

Date: April 24, 2025

Time: 7:00 PM

Location: Worcester Township Community Hall

1. Call to Order

The meeting was called to order at 7:00 PM by Chairperson Sherr.

2. Roll Call

Members Present:

All Present

Others Present:

- Dan DeMeno, Township Manager
- Jeff Grosstephen, Woodrow & Associates
- Several members of the public

3. Approval of Minutes

A motion was made by Commissioner Koch and seconded by Commissioner Greenawalt to approve the minutes of the [insert previous date] meeting. The motion passed 4-0 (Commissioner Andorn abstained).

4. Subdivision Presentation – 2991 Mohill Road

Jeff Grosstephen of Woodrow & Associates, along with the property owners, presented a proposal to subdivide the parcel at 2991 Mohill Road. Key points discussed included:

- The proposal is zoning-compliant.
- The applicant seeks to create two lots behind the existing three homes currently fronting Mohill.
- Mr. Grosstephen stated they would like to provide a standalone driveway instead of a shared driveway typically required for flag lots.
- Clarification was provided regarding a mistake in the narrative regarding public water; both proposed lots will be served by on-site wells.
- Septic setbacks and well locations were reviewed, with an acknowledgment that a well application has not yet been submitted.

After discussion, the Planning Commission voted unanimously to recommend approval of the subdivision plan as presented.

5. Continued Discussion – Zoning Ordinance Amendments (Accessory Structures and Agricultural Uses)

Manager DeMeno led a detailed conversation on the draft amendments to zoning ordinance provisions related to accessory structures, barns, silos, and non-habitable buildings. The discussion included:

- Concerns about defining barns by use and the implications for non-conforming structures.
- Questions about accessory structures placed on lots with no primary use.
- Debate on the removal of height restrictions for silos and the role of the PA Right to Farm Act.
- Efforts to consolidate and clean up conflicting zoning provisions, especially those affecting height.
- A request for Planning Commission members to send written feedback before the next meeting to streamline future discussions.

6. Update on Childcare Ordinance

Manager DeMeno reported that the Board of Supervisors returned the proposed childcare ordinance amendment for revision. Concerns included unclear definitions and lack of clarity around institutional uses. Manager DeMeno will revise the ordinance with better-defined terms and bring back a new version at a future meeting.

7. General Zoning Concerns – Meadowood and LPD Zoning

Commissioners expressed concern about the lack of unit cap under Land Preservation District (LPD) zoning, particularly for Meadowood. Discussion included the possibility of unlimited expansion through property acquisition, potential impacts on sewer capacity, and a request to explore ordinance revisions to introduce density limitations.

8. Housekeeping and Next Steps

Manager DeMeno reminded the Commission that the next meeting is scheduled for May 22, 2025. He also noted ongoing litigation related to some properties and advised caution during public discussion of those issues.

9. Public Comment

No public comment was made.

10. Adjournment

There being no further business, the meeting was adjourned at 8:01 PM.