

## **WORCESTER TOWNSHIP PLANNING COMMISSION**

### **Meeting Minutes**

July 24, 2025 | 7:00 PM

#### **Call to Order**

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

#### **Roll Call**

Present: Tony Sherr (Chair), Michelle Greenawalt, Bob Andorn, Jennifer Taylor, and Lee Koch.

Also present: Dan DeMeno (Township Manager) and John Evarts (Township Engineer).

#### **Approval of Minutes**

Motion by Commissioner Lee Koch, seconded by Commissioner Bob Andorn, to approve the minutes of the May 22, 2025 meeting with one correction: the motion to recommend the Childcare Ordinance was made by Commissioner Koch, not Commissioner Andorn. Motion passed unanimously, 5-0. Township Manager DeMeno will make the correction.

#### **1616 Whitehall Farm Improvement Plan Application**

**Applicant:** DePaul (Owner)

**Location:** 1616 Whitehall Road

**Plan Type:** Farm Improvement Plan

- The applicant did not appear for the scheduled review.
- The Commission discussed whether to recommend denial or table the application.
- Commissioner Andorn recommended that the matter be tabled.
- Following discussion, the Commission agreed by consensus to table the application until the applicant appears.
- Chair Sherr emphasized that applicants should resolve all zoning issues before returning to the Commission.

#### **Public Comment**

- Resident Kim David requested a summary of the 1616 Whitehall Road issue and asked to review the agreement between DePaul and the Township.
- Resident Cheryl Brumbaugh asked about next steps regarding the matter.

### **Sign Ordinance Review**

- The Commission directed that the draft ordinance be integrated with the existing redline version and distributed as soon as possible.
- Staff will review the use of “shall,” “must,” and “may” to ensure enforceability.
- The Commission will focus on definitions at the first review session.
- A copy of the Montgomery County Model Sign Ordinance will be provided for reference.
- Staff will review Franconia Township’s billboard regulations as a comparable example and provide this information to the Commission.

### **Other Business**

- Commissioner Andorn noted the importance of continuing open space reviews.
- Township Manager DeMeno will provide supporting materials.
- The Commission directed staff to assemble a binder of all Township-owned properties, to include a photograph, history, and any restrictions for each parcel.

### **Adjournment**

Motion by Commissioner Andorn, seconded by Chair Sherr, to adjourn. Motion passed unanimously, 5-0.

**Respectfully submitted,**

Dan DeMeno  
Township Manager