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Montgomery County
Planning Commission

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Scott France, AICP
Executive Director

June 11, 2026

Mr. Daniel DeMeno, Township Manager
Worcester Township
1721 South Valley Forge Road
Worcester, Pennsylvania 19490

Re: MCPC # 26-0127-001
Plan Name: Myers Legacy Museum
(1 lot comprising 5 acres)
Parcel ID: 670000286007
Situate: Berks Road
Worcester Township

Dear Mr. DeMeno:

We have reviewed the above-referenced land development in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on May 11, 2026. We forward this letter as a report of our review.

BACKGROUND

The applicant, A. Ross Myers, has submitted a preliminary land development plan proposing the development of a 5-acre tract for the Allan Myers Equipment Museum in the AGR district. This is classified as a non-conforming use in this district; however, the applicant obtained a special exception and variance for a non-conforming use that granted the construction and use of the proposed building from the Zoning Hearing Board of Worcester Township. The proposed facility is estimated to be 11,884 square feet. The museum also will include a landscaped area, covered porch, and outdoor terrace. The tract where the museum is proposed does not have an existing residence on it. There are 45 parking spaces proposed for this new development. The proposed development includes the construction of a subsurface infiltration bed with a connection to “detention basin 2” to handle the runoff from this site. The new development will connect to a private sewer system via a lateral connection to a nearby septic field on the southern portion of the property. The only access point to this proposed site is on Berks Road.

COMPREHENSIVE PLAN COMPLIANCE

The County's current comprehensive plan, *Montco 2040: A Shared Vision*, identifies a goal of supporting arts and cultural focal points to meet the theme of Connected Communities. This proposed development offers the opportunity to provide a cultural resource for Worcester residents and improve overall community connectivity within the area.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal; however, in the course of our review we have identified the following issue(s) that the applicant and Worcester Township may wish to consider prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

TRANSPORTATION

A. Driveway Access: The main driveway that the proposed land development will tie into is also utilized by several other properties on the tract. We recommend determining if both the existing and proposed traffic from this future use will constitute a "private street." Per § 130-16 C. (1), "driveways constituting private streets are those accessways used by two or more families daily or 10 or more workers for vehicular circulation." Confirm with the applicant that the proposed use will not cause undue traffic congestion in the surrounding area.

B. Cross Access Easement: Per the Overall Site Plan (Sheet 2), Parcel No. 67-00-00292-90-1 appears to be situated alongside the property's existing driveway entrance off of Berks Road. The township should confirm that legal access has been established between the subject property and the adjoining parcel. The applicant should provide documentation demonstrating that a recorded cross access easement exists or obtain and record a new easement to permit vehicular ingress and egress to the PECO parcel.

SITE DESIGN

A. Tree Survey: To determine if the existing vegetation and natural features adjacent to the proposed land development meet the planting requirements in subsection G, the township should consider requesting a tree survey plan from the applicant. This will allow us to cross reference the existing natural features inventory against the landscape requirements under § 130-28 G.

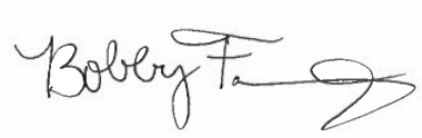
CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve Worcester Township's planning objectives for commercial development.

Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files. Please print the assigned MCPC number (*#26-0127-001*) on any plans submitted for final recording.

Sincerely,



Bobby Fanning, Senior Transportation Planner
bobby.fanning@montgomerycountypa.gov - 610-278-3742

c: Michael Gill, Applicant's Representative
Christian Jones, Assistant Township Manager
Tony Sherr, Chair, Worcester Planning Commission

Attachments: A. Aerial Image of Site
B. Reduced Copy of Applicant's Proposed Site Plan



Myers Legacy Museum
MCPC#260127001

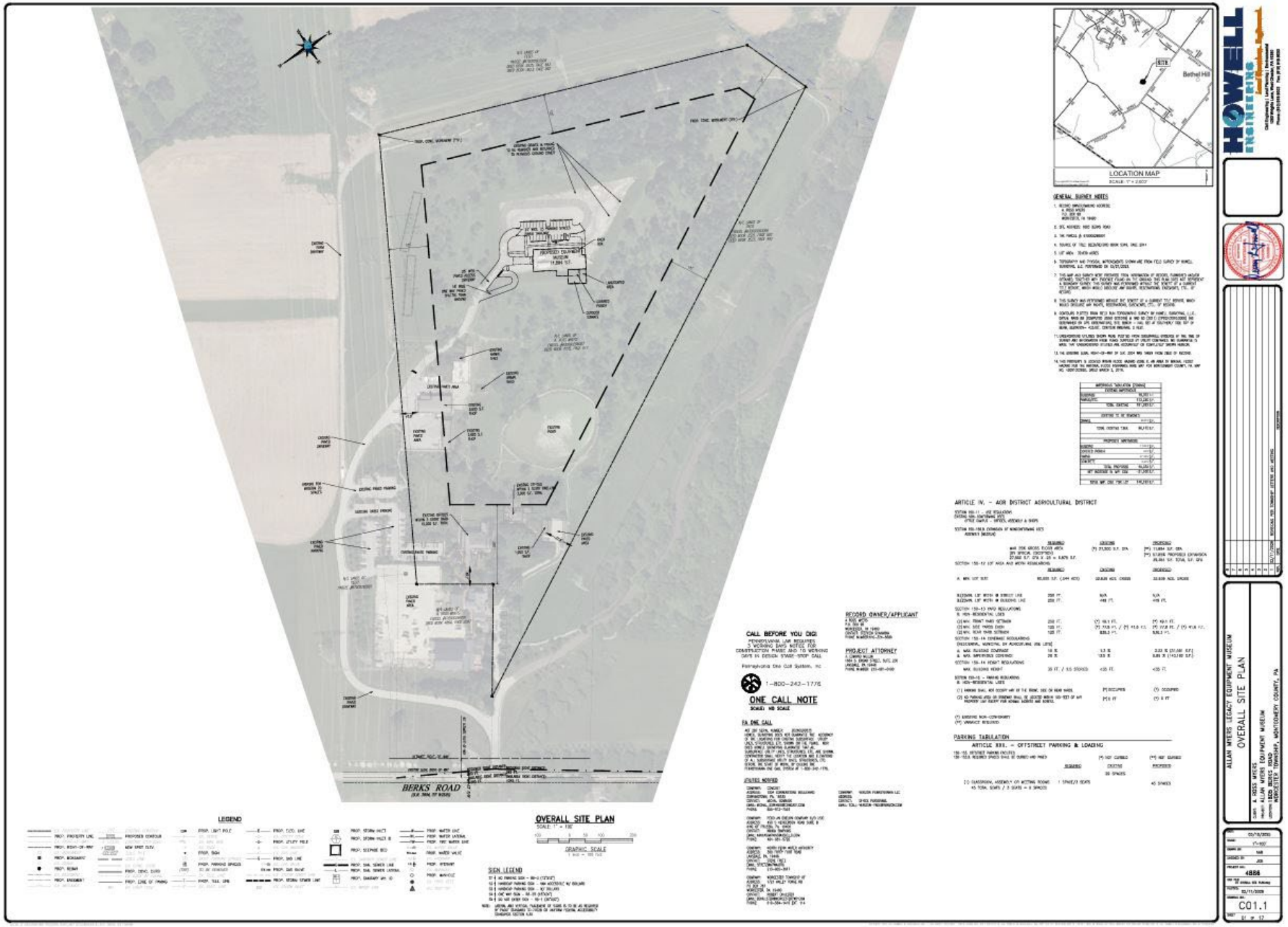
Montgomery County Planning Commission

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Aerial photography provided by Nearmap


LOCATION MAP
GENERAL SURVEY NOTES
BERKS ROAD
OVERALL SITE PLAN
SCALE: 1" = 100'
GRAPHIC SCALE
LEGEND
CALL BEFORE YOU DIG!
1-800-242-1776
ONE CALL NOTE
RECORD OWNER/APPLICANT
PROJECT ATTORNEY
ARTICLE IV. - AGR DISTRICT AGRICULTURAL DISTRICT
PARKING TABULATION
ARTICLE XXI. - OFFSTREET PARKING & LOADING
SIGN LEGEND
HOWELL ENGINEERING
ALLAN MYERS LEGACY EQUIPMENT MUSEUM
OVERALL SITE PLAN
ALLAN MYERS EQUIPMENT MUSEUM
WORCESTER TOWNSHIP, MONTGOMERY COUNTY, PA
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