

UPPER MERION TOWNSHIP BOARD OF SUPERVISORS
ZONING WORKSHOP MEETING
AUGUST 6, 2020

The Board of Supervisors of Upper Merion Township met for a Workshop Meeting on Thursday, August 6, 2020, in Freedom Hall in the Township Building. The meeting was called to order at 6:15 p.m., followed by a pledge of allegiance.

ROLL CALL:

Supervisors present were: Bill Jenaway, Tina Garzillo, Greg Philips, Carole Kenney and Greg Waks. Also present were: Anthony Hamaday, Township Manager; Joseph McGrory, Township Solicitor; and Rob Loeper, Township Planner.

CHAIRPERSON'S COMMENTS:

DISCUSSIONS:

MANCILL MILL DEVELOPMENT: AN ORDINANCE TO AMEND THE SM-1 DISTRICT PROVIDING FOR A RESIDENTIAL-ORIENTED DEVELOPMENT SUBJECT TO CONDITIONAL USE

A discussion between the Board and the applicant ensued regarding the amendment for the residential oriented development (ROD). It was stated that the amendment requires specific criteria for the ROD including (1) a perimeter buffer; (2) open space of 10% of the gross tract area; (3) a centrally-located plaza and the tract must be within 500' of a river and 250' of a public trail system. The units must meet specific requirements – maximum height of 40 feet, minimum width of 24 feet, two-car garage minimum. The project will comply with the existing off-street parking requirements. The applicant stated that the design criteria is clearly a better product than the average townhouse development. It was decided to move forward with the ordinance at the September business meeting.

CATALYST OUTDOOR: AN ORDINANCE TO ESTABLISH A TOWNSHIP WIDE COMMUNICATIONS PLATFORM BY CREATING A MONUMENT DISPLAY AND STANDARDS FOR THE CONSTRUCTION

The Board began discussions with Catalyst Experiential a proposed ordinance to establish a Township wide communications platform as well as a proposed ordinance to amend the current sign ordinance to allow monument display signs. The proposed communications platform ordinance would establish

a Community Commercial Zoning District allow certain designated land in the Township to be used for monument display signs. The proposed ordinance initial identifies several properties, including Bob White Park, Heuser Park, Walker Field and a parcel of land near the Betzwood Bridge that are along major transportation routes. The proposed ordinance amending the current sign ordinance would allow monument sign displays in the General Commercial Zoning District. Catalyst has secured an agreement of sale with the owner of the 216 Allendale Road and a lease with the owner of 795 Dekalb Pike for the installation of monument signs on those commercial properties.

The Board agreed to continue discussions on the proposed ordinances at a future workshop meeting.


FENCE ORDINANCE

Due to time constraints this item was not discussed. It will be added to the September 3, 2020 Zoning Workshop.

ADJOURNMENT:

Board Action:

It was moved by Mrs. Kenney, seconded by Mr. Waks, with all voting "Aye" to adjourn the meeting. None opposed. Adjournment occurred at 7:30 pm.



ANTHONY HAMADAY
TOWNSHIP MANAGER

cd
Minutes Approved:
Minutes Entered: