

UPPER MERION TOWNSHIP BOARD OF SUPERVISORS  
ZONING CODE WORKSHOP MEETING  
April 4, 2019

The Board of Supervisors of Upper Merion Township met for a Zoning Workshop meeting on Thursday, April 4, 2019 in the Township Building. The meeting was called to order at 6:20 p.m., followed by a pledge of allegiance.

ROLL CALL:

Supervisors present were: Carole Kenney, Bill Jenaway, Greg Waks, Greg Philips, and Tina Garzillo. Also present were: John Walko, Township Solicitor's Office; Rob Loeper, Township Planner. Absent: Sally Slook, Acting Township Manager.

CHAIRMAN'S COMMENTS:

An executive session was held Monday, April 1, 2019 to discuss legal matters and The Board is going back to executive session after this workshop to discuss legal matters.

DISCUSSIONS:

Shopping Centers

Rob Loeper stated that this discussion is not regarding Simon Properties. Mr. Loeper stated that the DeKalb Shopping Center (where Acme used to be) was developed under the terms of a court settlement agreement. The agreement is very peculiar in that it specifically outlines three buildings and the size of each building. It outlined uses that can and cannot be permitted. Mr. Loeper noted that no one seems to know why some of these things occurred.

The original developer was Kravco who sold it to Albertson and when Acme closed, Kravco bought it back. Kravco then approached us asking what can be done under the settlement agreement since their options are very limited and how the Township would deal with something like this. Many ideas were passed around including how to get out of the settlement agreement. It was noted that the underlining zoning is residential; however there is a commercial center there so one of the suggestions was to rezone it. Mr. Loeper noted that currently the existing Shopping Center District has very few controls and there are other shopping centers not included in the District.

Mr. Loeper is presenting the plan to create a new district and to rezone the appropriate properties for it. Then we would be free to work on the current

shopping district as it relates to Simon Properties without regard to these other districts and treat it as itself. Mr. Loeper stated that this plan is being presented to this Authority first for comments and suggestions before any developer or board. A discussion ensued regarding the existing zoning around the Township regarding.

ADJOURNMENT:

Board Action:

It was moved by Mr. Philips, seconded by Ms. Kenney, all voting "Aye" to adjourn the meeting. None opposed. Motion approved 5-0. Adjournment occurred.



SALLY SLOOK  
ACTING TOWNSHIP MANAGER

mm  
Minutes Approved:  
Minutes Entered: