

UPPER MERION TOWNSHIP BOARD OF SUPERVISORS  
ZONING CODE WORKSHOP MEETING  
JULY 11, 2019

The Board of Supervisors of Upper Merion Township met for a Zoning Workshop meeting on Thursday, July 11, 2019 in the Township Building. The meeting was called to order at 6:23 p.m., followed by a pledge of allegiance.

ROLL CALL:

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

CHAIRMAN'S COMMENTS:

An executive session was held Monday, June 24, 2019 to discuss a legal matter. It was also noted that Ms. Kenney will be arriving within the next hour and Mr. Philips is away.

DISCUSSIONS:

Township Road Widths – Review Draft Ordinance:

Mr. Loeper stated that it appears the biggest concern is the 24 foot wide street that causes parking to not be available however people still park on the street causing safety concerns for EMS. He noted this could be fixed simply by eliminating two items and this would require the minimum local street to be 30 feet which would allow parking on one side. This would be the simple fix. Mr. Loeper included sections regarding private streets and sidewalks. There are a lot of other things communities are doing including developing complete street ordinances that are addressing more things than just the street width and sidewalk like bike pads and lanes. A basic introduction regarding complete streets was also included for review to see if this is something that should be begin to be worked on. A discussion ensued regarding the width of the street and how it would affect street parking. The suggested width is 31 feet with a 50 foot right-of way. The Board agreed to change the ordinance to this and if anyone needs an adjustment they would have to request it.

Modifications to the King of Prussia Mixed Used District

Mr. Waks stated that currently there is nothing in the King of Prussia Mixed Used District that requires anybody to put in mixed used in that particular building. He further stated that the Board was able to force Brandywine to accept a conditional use as part of the approval of their development package. From conversations that were had, the Board may think something along those lines should be done for the entire King of Prussia Mixed Used District, to amend the mixed used district Ordinance to add the conditional use clause. It was noted that this could be done by changing some footnotes onto what uses are permitted. A discussion ensued regarding the specifics of the mixed used requirements. Mr. Loeper stated proposals would be worked on to see what works and does not work.

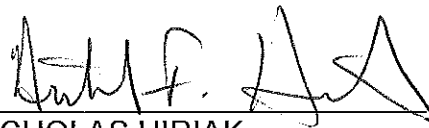
Public Comments:

Mr. Erikson, a resident, shared his personal office experience and expressed his thoughts on the convenience of retail space in an office building.

ADJOURNMENT:

Board Action:

It was moved by Mr. Philips, seconded by Ms. Kenney, all voting "Aye" to adjourn the meeting. None opposed. Motion approved 4-0. Adjournment occurred.



NICHOLAS HIRIAK  
ASST. SECRETARY/TREASURER

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Minutes Approved:

Minutes Entered: