

UPPER MERION TOWNSHIP BOARD OF SUPERVISORS
ZONING CODE WORKSHOP MEETING
OCTOBER 10, 2019

The Board of Supervisors of Upper Merion Township met for a Zoning Workshop meeting on Thursday, October 10, 2019 in the Township Building. The meeting was called to order at 6:25 p.m., followed by a pledge of allegiance.

ROLL CALL:

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

CHAIRMAN'S COMMENTS:

Mrs. Kenney stated an executive session was held on Monday, September 30, 2019 to discuss real estate matters.

DISCUSSIONS:

Mixed Use District

Mr. Loeper stated looking further into Mixed Used Districts and resources such as Urban Land Institute (ULI), American Planning Association and regulations from communities that have had Mixed Use, it seems everyone is doing something different. One thing they all have distinguished is the difference between a Mixed-Use District and a Multi-Use Building. Currently, the Township has a Mixed-Use District that allows various uses but what we are trying to look at is also incorporating a Multi-Use Building. Mr. Loeper pointed out a few things he found from ULI that must be done in order to make this successful such as looking at higher densities, making them compact with community character and walkable. One of the key things that comes up is breaking up the mega lots and looking at managed shared parking. Mr. Loeper stated he liked Lower Merion Township's City Avenue District and noted the following key provisions: They use floor area ratio (FAR) which is something we do not use; Excellent design standards; Onsite parking or off-site variable parking; Density bonuses for things including but not limited to public spaces, aggregation of public spaces, structured parking, and inclusion of more modes of transportation; All uses are allowed, no distinction is made between the uses, however, some of the uses are restricted only to a ground floor. Washington, D.C. has about six Mixed-Use Districts and they break their uses down into the normal categories. They also use a FAR and they look at larger developments not single building

developments. Howard County is also similar but they require 35% open space of the land area, 20% to residential and 15% to employment. Cranberry County regulate by the type of street for example there are some things that cannot be done on side streets but can be done on main streets. Mr. Loeper noted a great district was Santana Row in San Jose, California. They have very limited surface parking with parking garages tucked behind the buildings. Mr. Loeper noted a point that stood out was the common similarity of five story buildings and no need for high-rise buildings to make Mixed Use Districts work. A discussion ensued regarding what can be done in the Township to help Mixed Use Districts succeed.

Short Term Rentals

Mr. Brown stated moving on from the discussion from the last meeting of setting goals and objectives for regulating short term rentals or Airbnb and now moving to what sort of options for regulation. Mr. Brown went over his presentation which included the following: The general definition of a short-term rental that was derived from various ordinances across the country; Accommodations for guests for a period of 30 consecutive days which is the standard; The exchange of money; The separating of the different types of rentals; The number of permits issued per year for each dwelling. A discussion ensued regarding concerns with storage in short-term units and how that can turn into hoarding and become a complicated situation. Mr. Brown stated storage is something that can be looked into and addressed with the help of the Codes Enforcement Department as they will be the ones to enter dwellings. Mr. Brown stated he will be meeting with members of Airbnb regarding concerns as well as with the Planning Commission and will be working on drafting the appropriate ordinances.

ADJOURNMENT:

Board Action:

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



ANTHONY HAMADAY
TOWNSHIP MANAGER

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Minutes Approved:
Minutes Entered: