

UPPER MERION TOWNSHIP BOARD OF SUPERVISORS
ZONING CODE WORKSHOP MEETING
MARCH 5, 2020

The Board of Supervisors of Upper Merion Township met for a Zoning Workshop meeting on Thursday, March 5, 2020 in the Township Building. The meeting was called to order at 6:17 p.m., followed by a pledge of allegiance.

ROLL CALL:

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

CHAIRMAN'S COMMENTS:

Mr. Jenaway stated Mrs. Kenney is away traveling and Mr. Philips is away on naval business.

DISCUSSIONS:

Subdivision Change – Street Dimensional Requirements

Mr. Brown stated the important thing that came from the Planning Commission were concerns about increasing roadway widths. This is mainly due to increased speeds. Multiple studies have shown that wider roads tend to give people the impression that they have more area to take higher speeds on those roadways. There was also some discussion whether or not this could be turned into an opportunity for multi-mobile uses such as bikes. The original ordinance had two classes of roads and two subsets of local roads. One being with one side of parking the other without parking. All bumped up to 32. The current ordinance has a road width of 28 and under the proposed changes that would increase to 32. One of the recommendations from the Planning Commission was to add a five-foot striped shoulder. This would accommodate contractor parking and other things like that. There was also a recommendation to narrow it by one foot. Currently it is 12 feet for a three lane and 14 feet for a curve lane so it would be narrowed to 11 feet to discourage speeding. There is also a recommendation to increase the roadway width from 24 to 28 as opposed to 32 previously and require a 4-foot striped shoulder on either side. A 4-foot or 5-foot shoulder can accommodate a bicycle lane though a 5-foot to 6-foot is generally preferred. And then narrowing the travel lane to 10-feet from 12-feet.

Mr. Jenaway asked if the Mancill Mill Road plan would comply with these requirements and Mr. Loeper stated he would have to review it.

Board Action:

It was moved by Mr. Waks, seconded by Mrs. Garzillo, all voting "Aye" to move this to advertisement as presented. None opposed. Motion approved 3-0.

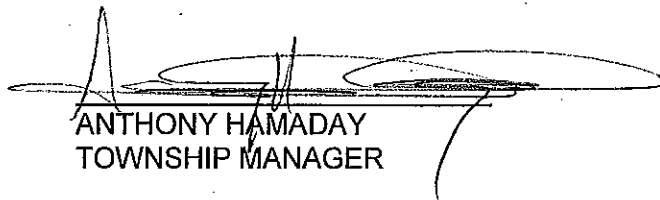
Fence Regulations

Mr. Loeper stated the genesis of reviewing fence regulations was complaints of unattractive fences that were primarily going up on front yards. He was able to review what some of the peer communities around the Township are doing. For the most part, most of them have a specific regulation that anything in the front yard cannot be higher than four feet. Mr. Loeper suggested a setback of five feet from the right-of-way for a six-foot fence. That would allow for some minimal landscaping. Also, allowing up to an eight-foot fence if you are adjacent to a railroad. Currently, there is a provision if there is residential and commercial budding, they can do a six-foot fence with some landscaping. This is mainly to deal with noise and similar disturbances. It was mentioned that Lower Merion has adopted a brand-new zoning code which carry regulations even further. It includes regulating materials you can use in a fence which includes stone, brick, metal, wood, composite and prohibit plastic, certain mesh, barbed wire, razor wire. It also includes colors allowed. The Township still has the provision that anything which does exceed six-feet has to have open area of four to one open versus solid area. A discussion ensued regarding fences in the community.

ADJOURNMENT:

Board Action:

It was moved by Mrs. Garzillo, seconded by Mr. Waks, all voting "Aye" to adjourn the meeting. None opposed. Motion approved 3-0. Adjournment occurred.



ANTHONY HAMADAY
TOWNSHIP MANAGER

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Minutes Approved:

Minutes Entered: