

UPPER MERION TOWNSHIP BOARD OF SUPERVISORS
ZONING CODE WORKSHOP MEETING
JULY 9, 2020

The Board of Supervisors of Upper Merion Township met for a Zoning Workshop meeting on Thursday, July 9, 2020 in the Township Building. The meeting was called to order at 6:39 p.m., followed by a pledge of allegiance.

ROLL CALL:

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

CHAIRMAN'S COMMENTS:

Mr. Jenaway stated social distancing is being practiced at tonight's meeting as it is being held in Freedom Hall in the Township Building.

DISCUSSIONS:

DeKalb Plaza, 340 DeKalb Pike – Proposed rezoning/medication of development settlement agreement

The DeKalb Plaza existing shopping center was subject to and was developed under a settlement agreement that dates back to the early nineties. There were a series of restrictions placed based on that settlement agreement that no longer made sense, particularly in terms of some of the use provisions and some of the dimension requirements. After a meeting with the Board regarding this matter, there was a general sense that it made more sense to look at a rezoning of this parcel and address both the existing conditions on the site and some of the potential development moving forward. After coming back to the Board a few times, there were some aspects of the settlement agreement and some additional aspects of potential future development that the Board wanted to take a look at and see if there was a way to carry those forward so that even if the property was rezoned there would be some additional restrictions in place that would outlive the rezoning and the settlement agreement to provide additional protections to the existing residential to the north and west. Slides on what the current development looks like were presented.

There are a series of use restrictions under the 1991 Settlement Stipulation that are now permitted in the shopping center district which was spoken about with staff and the Solicitor's Office about rezoning to. Some of the use restrictions included amusement centers, bowling allies, indoor theaters and recreation and shoe stores. After speaking with Mr. Loeper and the Solicitor's Office it was determined that it would make most sense to rezone the district to shopping center. The proposal is to rezone the parcel to shopping center to be consistent with the Valley Forge Center and some of the other centers of similar size along DeKalb Pike. The intent behind the covenant as it has been negotiated is that all of the terms of the covenant will apply to both parcels just like the current settlement agreement does. It would rezone properties to be consistent with the adjoining Valley Forge Shopping Center. Future development would be required to

comply with those shopping center provisions. However, there are certain dimensional criteria of the settlement agreement and certain use restrictions that will carry forward. Protections that exist in the settlement agreement for residential properties will continue to exist. A discussion ensued regarding the dimensions of the properties.

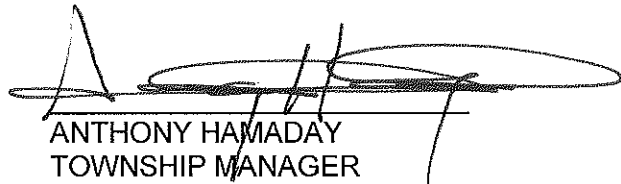
Mancill Mill – Zoning Text Amendment to permit residential oriented development (townhouses) in the SM-1 District

Three products will be offered with the first being a 28-foot-wide two-story with a master down. The front of these homes will have different stone exteriors, but they will be architecturally compatible. Some of the units will have walkout basements as the site permits as well as, in certain units, roof decks. The second product is a 24-foot three-story product that is 2500 square feet. It will have a two-car garage with stone exteriors. The back will have a finished recreation room and the second floor is the living area and the third floor would be the bedrooms. There will also be a 28-foot-wide three-story product. Both 28-foot-wide products will be approximately 3000 square feet. These designs are preliminary plans for the community. The market would be millennials and moved down buyers. There will be a Home Owner's Association. The homes will be for sale with the 24 -foot homes in the higher end of \$400,000.00 and the 28-foot homes in the \$500,000.00 to \$600,000.00 price range. A discussion ensued regarding the plan.

ADJOURNMENT:

Board Action:

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



ANTHONY HAMADAY
TOWNSHIP MANAGER

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Minutes Approved:

Minutes Entered: