

UPPER MERION TOWNSHIP BOARD OF SUPERVISORS  
WORKSHOP MEETING  
JUNE 6, 2019

The Board of Supervisors of Upper Merion Township met for a Workshop Meeting on Thursday, June 6, 2019, in the Township Building. The meeting was called to order at 7:31 p.m., followed by a pledge of allegiance.

ROLL CALL:

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

CHAIRPERSON'S COMMENTS:

Chairperson Waks stated an executive session was held prior this workshop meeting to discuss a personnel matter.

DISCUSSIONS:

UPPER MERION HIGH SCHOOL DEVELOPMENT PLAN: 400 CROSSFIELD ROAD, DEMOLITION OF EXISTING HIGH SCHOOL AND CONSTRUCTION +300,000 SF HIGH SCHOOL W/ PARK, ATHLETIC FIELDS, LANDSCAPING, LIGHTING PATHS AND MUNICIPAL TRAIL. R-2, 58.78 ACRES  
PLAN EXPIRATION: 7/28/19

Glenn Harris from Renew Design Group stated the new Upper Merion High School is anticipated to open September of 2022. Once in the new building, demolition of the old building will begin. The property will then be reclaimed with new fields. The High School circulation flow for the student drop-off and pick-up will function on the same driveway system as the Middle School but there will be a difference entirely so there is not a single mass of cars associated with both schools at the same time. It is being proposed to open up the pipe stream that runs from the Township pond to the High School to create an educational sustainable environment for students. The administrative, student services, arts and tech education programs are located on the first floor and then circulating up and around are the three-story classroom wings. The academic wing is connected vertically through the learning stairs and presentation areas and passed that are small group breakout spaces. The location of the media center, gymnasium, and auditorium was also presented. The food service will be a scattered food service system and will have amenities students may need throughout the day. This all comes from a model from Minnesota where a lot of

time was spent on understanding how it's used and the functions from a security standpoint. It was noted that there are a lot of stormwater systems being designed into this project. There are two waivers being asked for. The first is pertaining to some landscape islands that are in conflict with stormwater management however there is a substantial amount of landscaping with over 200 trees. The second waiver related to landscaping is pertaining to the spacing of trees on a private driveway of 100 feet spacing instead of 50 foot spacing. It was noted that there are a few zoning related matters that will need to be dealt with as the project progresses. There is a net increase of 45 parking spaces that are being added to the site with driveways that will have the ability to have parallel parking along the edges of them. It was stated that there would be a meeting with Chief Nolan over the summer regarding safety and security discussions.

#### Board Comments:

Mr. Waks expressed gratitude to the School District for their presentation. He also raised a question regarding whether the biking to school policy would be changed with the new design and layout and it was responded that it would not change due to the concerns in the traffic that will exist even with the new plans. It was noted however that after the entire trail way is finished this matter can be revisited.

Mrs. Kenney asked about the library and whether the media center would serve as both and it was responded that it would. She also asked what was all included in Tech Ed and it was answered that it would include the basic existing Tech Ed programs. Mrs. Kenney inquired about the learning clusters and it was responded that the idea is to make sure that related classrooms are near each other with enough space to collaborate. She also mentioned her concerns with the amount of openness the new building has and it was said that security will be very vigilant just as it is now. Mrs. Kenney also asked the difference in pool size and it was responded that the pool will be 35 meters as opposed to the current pool which is 25 meters. It was also confirmed that the new high school would still be used for voting for elections. A discussion ensued regarding the potential flooding at the new high school location.

Mr. Jenaway expressed his thoughts regarding the learning clusters and mentioned this would be a great way to introduce students to what their future work environments may be like. The rest of the Board also expressed pleasure with the presentation given.

#### STREET WIDTH IN RESIDENTIAL ZONED SECTIONS AND POTENTIAL TO INCREASE WIDTH IN REDEVELOPMENTS

Mr. Loeper stated he took a look into the subdivision codes in some local communities to see their standards and found that some have a lot more regulatory stages within their streets than others do. For example, Abington

Township looks at the minimum cart way of 30 feet with a minimum right-of-way of 50 feet for their residential street. Their right-of-way of 50 feet is the same as the Township's. Lower Merion Township looks at minor roads with a 27 foot width with a 50 foot right-of-way but they do allow a more narrow paving width on cul-de-sacs depending on the zoning and the number of units. In regards to local streets and cul-de-sacs, Radnor Township looks at 28 feet however they do allow in some districts the 24 foot. Tredyffrin Township looks at a 50 foot right-of-way and a paving radius which the Township also has but their minor streets has various right-of-ways but their residential streets are generally a 50 foot right-of-way and a 28 foot minimum cart way. In comparison, the Township has the minimum of 24 feet and allows 30 feet for parking on one side and 36 feet for parking on two sides. In a study done by the Institute of Urban and Regional Planning at the University of California, Berkeley they surveyed about 70 to 80 communities in California and what stood out was that 36 feet was the most popular for a minimum residential street roadway. A discussion ensued regarding local streets with and without parking issues. Mr. Waks expressed gratitude to Mr. Loeper for his efforts in compiling this information given the short notice.

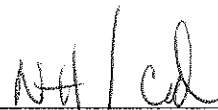
ADD STUDENT MEMBER TO COMMUNITY CENTER ADVISORY BOARD

Mr. Waks noted that at the Joint Meeting with the Community Center Complex Advisory Board it was brought up that they wanted to add a student team member. With no objections from the Board, Mr. Waks asked for the matter to be researched in case a resolution needs to be changed and then it may be placed on the June 20, 2019 BOS agenda.

ADJOURNMENT:

Board Action:

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



NICHOLAS HIRIAK  
ASST. SECRETARY/TREASURER

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Minutes Approved:  
Minutes Entered:

