

UPPER MERION TOWNSHIP BOARD OF SUPERVISORS
ZONING CODE WORKSHOP MEETING
MAY 2, 2019

The Board of Supervisors of Upper Merion Township met for a Zoning Workshop meeting on Thursday, May 2, 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: Carole Kenney, Greg Waks, Greg Philips, and Tina Garzillo. Also present were: Sally Slook, Acting Township Manager; John Walko, Township Solicitor's Office; Rob Loeper, Township Planner; Kyle Brown, Township Associate Planner. Absent: Bill Jenaway

CHAIRMAN'S COMMENTS:

An executive session was held Wednesday, May 1, 2019 to discuss personnel matters and The Board is going back to executive session after this workshop to discuss legal and personnel matters prior to the Board of Supervisors Workshop.

DISCUSSIONS:

Business Districts:

Mr. Brown stated that the goal of this Business District update is part of the Comprehensive Zoning Update. The focus of the update is in regards to the Office Industrial (OI) and Commercial Industrial (CI) Districts. Mr. Brown stated that Mr. Campbell in behalf of his client, owners of a significant portion of the Renaissance Office Park and owners of the West Campus of GSK, submitted some requests for additional uses to be included in the OI and CI Districts. The requests include allowing certain production and storage distribution uses in the Renaissance Business Park, to permit substance abuse treatment facilities in addition to multifamily and single family housing, retirement and continued care facilities. Mr. Waks expressed he would not support any residential development of any type noting that he felt the Board has already approved enough places for residential housing.

Mr. Brown stated that after an analysis of these requests from a planning standpoint, recommendations were made. The first recommendation is regarding allowing production and storage distribution uses as permitted in the OI with the requirement that they not take up more than 50% of building square footage and that they not take place outside of buildings. A question was raised as to how this would be enforced and Mr. Brown responded that through land development,

specifically when the land development plan is submitted, they will have to show a zoning breakdown. A discussion ensued regarding the exclusion of single parcels such as Walmart, small neighborhood shopping centers, and potential traffic impacts from rezoning. Mr. Loeper stated that the presentation is open to any notes the Board may have and the matter can then be reviewed again after further research. A discussion followed regarding potential uses and changes new development could cause. Mr. Brown noted that we are never going to be able to capture every single use in a zoning ordinance and so to a certain degree we have to get to a point we are comfortable with and can rely on our Code Enforcement staff and consulting engineers to make the right decisions. Mr. Brown and Mr. Campbell both stated that if any further questions or comments came up they can mark up the map and a more detailed analysis could be given. Mr. Campbell also stated that the Board could contact him to schedule a walkthrough of Renaissance Park.

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: