

UPPER MERION TOWNSHIP BOARD OF SUPERVISORS
ZONING WORKSHOP MEETING
MARCH 2, 2023

The Board of Supervisors of Upper Merion Township met for a Zoning Workshop Meeting on Thursday, March 2, 2023, in the Township Building. The meeting was called to order at 6:15 p.m., followed by a pledge of allegiance.

ROLL CALL:

Supervisors present were: Vice-Chair Bill Jenaway, Greg Waks, Greg Philips and Chairperson Tina Garzillo. Also present were Anthony Hamaday, Township Manager, John Walko, Township Solicitor's Office.

CHAIRPERSON'S COMMENTS:

Chairperson Garzillo stated that there was an Executive Session last evening and there will be one right after this meeting, both involving legal matters.

DISCUSSIONS:

ZONING ORDINANCE AMENDMENTS STATUS UPDATE:

Solicitor John Walko at the desire of the Board of Supervisors discussed several Ordinance Amendments with the first pertaining to Steep Slopes, whether natural or manmade. The Board of Supervisors feel that all steep slopes regardless of natural or manmade need to be addressed.

The second pertains to Article 30, Nonconforming Buildings and Uses. Mr. Walko's concern was with the desire to do away with adding a 25% addition to a nonconforming structure. He recommends to strike that language as it applies but another issue is they could just take the building down and construct a new nonconforming building.

The third is a provision about conversion of dwellings. Mr. Walko said maybe the Zoning Hearing Board should leave that language in as a bi-right purpose, allowing the conversion with a requirement that it could only be done if those two families or multifamily dwellings were originally allow to do it in the first place in that zoning district. If so, then you can allow the conversion through a special exception process making sure there is sufficient parking spaces and so forth.

This would stop the unwanted ability to force a two-family or multi-family dwelling into a district that wouldn't be permitted through this provision. Mr. Walko believes we shouldn't change the Ordinance much, just make sure there is a provision to allow it if the requirements are meant.

The fourth pertains to Signage, inside and outside signs have different requirements. Mr. Walko propose to change the language to say interior signs not secured to the window should only be seen from within the building with the intent to relay a message for residents, employees or patrons only. Counter or Window signs or TV's affixed or not affixed to a window but displayed with the intent to be seen from the exterior of the building to send a message is different from the interior sign requirements.

Public Comments: None

Additional Business: None

ADJOURNMENT:

Board Action:

It was moved by Supervisor Philips, seconded by Supervisor Waks, all voting "Aye" to adjourn the meeting. None opposed. Motion passed 5-0. Adjournment occurred at 7:25 pm.



ANTHONY HAMADAY
TOWNSHIP MANAGER

lr
Minutes Approved:
Minutes Entered: