

UPPER MERION TOWNSHIP BOARD OF SUPERVISORS  
ZONING WORKSHOP MEETING  
SEPTEMBER 7, 2023

The Board of Supervisors of Upper Merion Township met for a Zoning Workshop Meeting on Thursday, September 7, 2023, in the Township Building. The meeting was called to order at 6:18 p.m., followed by a pledge of allegiance.

ROLL CALL:

Supervisors present were: Carole Kenney, Greg Philips, Greg Waks and Bill Jenaway. Absent was Chairperson Tina Garzillo. Also present were Anthony Hamaday, Township Manager; John Walko, Township Solicitor.

CHAIRPERSON'S COMMENTS:

Vice-Chairperson Jenaway stated that there will be an Executive Session after the Workshop meeting which follows this meeting.

DISCUSSIONS:

ZONING CODE AMENDMENTS UPDATE:

John Walko, Township Solicitor explained that certain zoning matters previously discussed about needing a Special Exemption for residential homes will be handled by getting a variance. The Zoning Hearing Board said that's how they've been handling those situations since there wasn't any criteria to apply or follow. So, the section pertaining to converting a single-family dwelling into multi-family or changing to non-conformity housing can be deleted. The Township will continue with the variance process through the Zoning Hearing Board.

Mr. Walko said he is still working on the Traffic Impact Study with McMahan & Associates and said it should be ready by next month's meeting. He also suggested that the Township move forward on the Ordinance changes that are ready and complete the rest at a later date when more information is available. Then he asked if there was any thing else the Board wanted to discuss before setting a date for the Comprehensive Plan Meeting.

The BOS spoke briefly about other issues including Affordable Housing, Rt. 202 Quarter Revision, Signage including Political signs, Businesses wanting special relief for permits, Cemetery uses in Residential areas, Chase Bank development, more Car Charging Stations at KOP Mall and Drive-Thru Lane widths. They had a long discussion about HOA issues. In addition, Supervisor Kenney asked the solicitor if the Township can limit the use of plastic erosion control matting contractors put over grass seed. Mr. Walko stated he will look into it.

COMPREHENSIVE PLAN UPDATE AND MEETING SCHEDULE:

Mr. Hamaday said that before next weeks Business Meeting the Board of Supervisor will meet the candidate for Township Planner. He asked if everyone would be available for Wednesday, September 20<sup>th</sup> Comprehensive Plan meeting because he would like to have the meeting before the Budget process starts.

ADJOURNMENT:

Board Action:

It was moved by Supervisor Waks, seconded by Supervisor Phillips, all voting "Aye" to adjourn the meeting. None opposed. Motion passed 4-0. Adjournment occurred at 7:20 pm.



ANTHONY HAMADAY  
TOWNSHIP MANAGER

lr  
Minutes Approved:  
Minutes Entered: