

UPPER MERION TOWNSHIP BOARD OF SUPERVISORS
ZONING WORKSHOP MEETING
OCTOBER 5, 2023

The Board of Supervisors of Upper Merion Township met for a Zoning Workshop Meeting on Thursday, October 5, 2023, in the Township Building. The meeting was called to order at 6:30 p.m., followed by a pledge of allegiance.

ROLL CALL:

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

CHAIRPERSON'S COMMENTS: None

DISCUSSIONS:

KPMU DISTRICT DISCUSSION:

Mr. Chris Basler from the King of Prussia BID asked for clarification about the 30% proposal ordinance for new construction. He wanted to know if there was a specific number like 10 units per acre or per living unit buildings. The Board said it's per parcel and there isn't a specific number they just want each development to have mixed-use incorporated into it so hopefully there would be less traffic. They would like, along with the living spaces, a variety of retail and commercial stores as well as a restaurant and maybe a health and/or well care facilities included.

Mr. Basler asked if the retail and commercial entities can be built in a visible area near the main road for easy access and enough parking for people coming by car and will still be accessible by residents walking to and from. The Board said they wouldn't oppose that but will need to see the plans before deciding on any specific development.

Mr. Matt Popek, Chair of the Montgomery County Planning Commission said there can be over lay areas like they have with Trails and can be done with other options that have less restrictions.

Mr. Peter Simone from Simone Collins Landscape Architecture talked about the Trail. He said if a property owner gives the Township or District an easement to construct the Trail then they can be exempted from the maximum

impervious for that lot but will still have to control the Stormwater as usual. He also mentioned depending on the court's decision the Township might be able to waive the Stormwater tax/fee. Mr. Waks doesn't feel comfortable giving relief on the Stormwater fee for Trails due to the potential blow back. Mr. Simone said their first priority is the impervious and property owner would probably rather have the partial exemption.

Mr. Simone asked the Township for an overlay for where they think the Trails along the roadways should be. Chairperson Garzillo said since they're missing two Supervisors tonight they need more time to inform them. In addition, Supervisor Waks had some questions about the street names and boundaries. Mr. Simone said KPMU does not go all the way down to Goddard Avenue but he can include it if the Board wishes. He also said The Overlay District doesn't have to follow the KPMU District. Mr. Hamaday asked if the Board was interested in giving properties with the Trail going through it an exemption for the impervious area and if so, then why not include all areas to give property owners an incentive. Mr. Simone had concerns about the Township making the exemption blanket.

Mr. Simone mentioned it would be easier for them to apply for Grants if the property owners could sign the easement beforehand. So, having an incentive for the property owners to allow Trail access on their property will move the project forward faster. Next, Mr. Simone said the County has been thinking about connecting roads to extend them as well as extending sidewalks and maybe getting rid of a cul-de-sac or two and asked if Upper Merion Township had a plan in place. Mrs. Garzillo said they do and has the Plans with her but needs Supervisor's Philips signature. Then Mr. Simone asked if we had an Official Map and explained the difference between an Official Street Map and an Official Township Map, which is an Ordinance as well as a street map all in one showing lands that the Township may want to acquire in the future for Public Use like a new road etc. He also said whatever you put on it can be changed and you can always add more to it throughout the years.

Finally, Mr. Simone asked if the Township has been in touch with Norfolk Southern because the DCR Grant is coming up in April. He feels that they would be receptive to an acquisition grant that the Township can match with the DCR Grant. Mr. Hamaday said the last time he spoke to Norfolk Southern they had nothing but when they sell the Mayfield Site contractor's property we can buy it for \$142,000.00 per acre.

Mr. Matt Popek asked the Board of Supervisors if they have any questions or concerns from their last meeting with him and the Montgomery County Planning Commission that they would like to share with Mr. Basler and Mr. Simone. Supervisor Waks asked if the Township can make existing property owners put in sidewalks and ramps to be consistent from street to street. Mr. Simone said you can apply for grants to cover the cost of the sidewalks and most

property owners will allow it and for those that don't the Township can enforce it due to safety reasons. Vice-chair Jenaway mentioned about Street Scaping Route 202 trying to spruce it up, he also agreed with Supervisor Waks about completing sidewalks for safety reason. Chairperson Garzillo mentioned about replacing the bowed wooden poles with a nicer metal poll and updating the Bus stops like the ones on First Avenue. Mr. Basler said they asked PECO before if they can put banners on the polls to dress by the street but they don't allow it due to safety reasons.

ADJOURNMENT:

Board Action:

It was moved by Supervisor Waks, seconded by Vice-chair Jenaway, all voting "Aye" to adjourn the meeting. None opposed. Motion passed 3-0. Adjournment occurred at 6:14 pm.



ANTHONY HAMADAY
TOWNSHIP MANAGER

lr
Minutes Approved:
Minutes Entered:

