

**UPPER MERION TOWNSHIP BOARD OF SUPERVISORS  
ZONING WORKSHOP MEETING  
MAY 2, 2024**

The Board of Supervisors of Upper Merion Township met for a Zoning Workshop Meeting on Thursday, May 2, 2024, in the Township Building. The meeting was called to order at 6:38 p.m., followed by a pledge of allegiance.

**ROLL CALL:**

Supervisors present were: Bill Jenaway, Greg Philips, Carole Kenney and Tina Garzillo. Also present were Anthony Hamaday, Township Manager, Amanda Lafty, Assistant Township Manager, Jarrett Lash, Township Planner and Kalie Melchior, Township Solicitor's Office. Attending by Zoom Greg Waks.

**CHAIRPERSON'S COMMENTS:**

Chairperson Garzillo stated that prior to this workshop there was an Executive Session to discuss legal matters.

**DISCUSSIONS:**

**A. WESTOVER PROPERTIES – 550 AMERICAN AVENUE – OFFICE BUILDING CONVERSION :**

Mr. Hamaday gave a synopsis from April's Business Meeting and why the Board asked Westover to present at tonight's Zoning Workshop, then he turned the meeting over to Westover's attorney Mr. Mark Damico.

Mr. Damico said he asked their architect Mr. Jeffrey Ivins to breakdown the plans showing more details in color to present tonight. Also, Mr. Damico mentioned that Mr. Dave McManus, Vice President of Westover Property Management Company is available for any questions the Board may have tonight, unfortunately he will not be able to attend May's Business Meeting. Next, Mr. Damico turned the floor over to Mr. Ivins.

Mr. Ivins went over the plans of the existing complex showing 5 apartment buildings and 3 office buildings at 550 American Avenue. They want to convert one of the office buildings into apartments which consist of three floors. The first floor is in part above and below ground due to the grading, they call this floor Mid-level. There are two footbridges to enter the building and all units have their own washer and dryer. The first floor is where the leasing office will be as

you walk in over one of the footbridges and there will also be seven apartments with walkout patios and two bedrooms; some apartments will have two full bathrooms and some have only one.

Supervisor Waks asked again about affordable housing like he did at the last Business Meeting. Mr. Damico said that they conducted a search of the surrounding area and Westover has one of the most affordable housing units in Upper Merion Township as well as in other Townships in Montgomery County. Then there was a long discussion about the cost of living in the Township and that you have to make at least 60 thousand dollars a year to afford housing in Upper Merion.

Supervisor Kenney asked about the fitness center and the pool and Mr. Damico said the existing fitness center in this building is already for the whole complex and will remain accessible for everyone living and working on within the complex.

#### **B. SPLIT ZONING ON PARCELS:**

Jarrett Lash, Township Planner pulled up all the split zoning areas that the Township has which is about 445 Parcels. He said looking at the different areas the zoning district starts at 50 ft. of a roadway and cuts through a lot of properties of net way. Jarrett also said they eliminated some properties that had a sliver of their property considered split and focus on two different situations and how the Township wants to approach it. By either picking the dominant portion of the parcel and manually change it to all be the same by adopting an Ordinance stating that or do a Zoning Text Amendment.

A Zoning Text Amendment can clean up a lot of the smaller split zoning issues and by doing this it won't cause property owners major concerns. The other option is to manually change each split parcel. Supervisor Philips wants the Township to manually handle each split parcel by measuring from the center of the road to the end of their property then changing the zoning to whatever the majority of it was. Mr. Hamaday said to do this they would have to advertise each property in the newspaper and mail a letter to each property owner which will stir up a lot of concerns and questions.

After a long discussion they said the Township will advertise the changes and have a Town Meeting for concerns and questions then later mail notices to everyone who will be affected by the change.

**C. ZONING FOR SPECTATOR SPORT AND ENTERTAINMENT FACILITIES:**

The Board wants to change zoning to allow a Sports Complex and/or an Entertainment Complex to be built in Upper Merion Township in the KPMU District (Moore Park and Renaissance Area) and/or the Shopping District (Mall). Jarrett said he can start drafting a definition to be included in the Zoning Regulations allowing private or public spectator sports facilities to be in the Township. The Board wants to be able to accept the next venue that would like to build a facility in Upper Merion. Vice-chair Jenaway mentioned that the Township lost having the Wings Sports Team and two other organizations from coming due to zoning issues.

Public Comments: None

**ADJOURNMENT:**

**Board Action:**

It was moved by Supervisor Kenney, seconded by Supervisor Philips, all voting "Aye" to adjourn the meeting. None opposed. Motion passed 5-0. Adjournment occurred at 7:35 pm.

  
ANTHONY HAMADAY  
TOWNSHIP MANAGER

lr  
Minutes Approved:  
Minutes Entered: