

UPPER MERION TOWNSHIP BOARD OF SUPERVISORS  
ZONING WORKSHOP MEETING  
May 4, 2023

The Board of Supervisors of Upper Merion Township met for a Zoning Workshop Meeting on Thursday, May 4, 2023, in the Township Building. The meeting was called to order at 6:27 p.m., followed by a pledge of allegiance.

ROLL CALL:

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

CHAIRPERSON'S COMMENTS:

Chairperson Garzillo stated that there will be an Executive Session right after tonight's meeting involving legal matters.

DISCUSSIONS:

PROPOSED ORDINANCE – Planning Commission Review for Conditional Use Applications:

Chairperson Garzillo mentioned that the Board has been working on updating the Conditional Use Application for several months.

Mr. Hamaday said that every applicant has to sign a limited extension for a subdivision review or land development review plan because they have to go to the Planning Commission then go to the Conditional Use Hearing which takes time before they meet with the BOS at the Business Meeting. By doing this it can go over the 90-day time limit in which the BOS has to give their decision.

Mr. Hamaday also mentioned that some applicants request a meeting with the staff first before remitting their plans which saves the applicant time by knowing what the Township will expect from them. Mr. Hamaday suggested the Township incorporate the Staff Review step into the Conditional Use Application saving some time for the applicant by not having to resubmit changes.

After a long discussion they will put this on the June 8<sup>th</sup> BOS Business Meeting Agenda for a Public Hearing. They will advertise a Public Hearing about amending the Ordinance for Upper Merion Township Zoning Code, Conditional Use Procedure and Conditional Use Applications submitted to Upper Merion Planning Commission and that applicants have to appear before the Planning Commission prior to the Conditional Use Hearing.

#### KPMU ORDINANCE AMENDMENTS - Update:

Chairperson Garzillo said unfortunately Peter Simone from Simone Collins representing the KOP BID is still drafting the Ordinance amendments so this will be rescheduled for the next agenda date. Mr. Hamaday stated that Eric Goldstein, President/CEO of the BID said anything that the BOS is considering to let him know and he can have Simone do a rewrite of those requirements. Chairperson Garzillo wants them to consider the total number of living units on a parcel separate from the whole parcel's other uses, this way they don't maximize more than the Township is comfortable with them putting on the parcel and Mr. Hamaday agreed.

Supervisor Waks said he would probably only support this Ordinance if the applicant included some affordable housing units, whether own or rental homes. Supervisor Kenney said she prefers no more rentals, she would rather have affordable units/homes to be purchased and Supervisor Philips agreed. Vice Chair Jenaway said developers prefer building apartments over Condos & Townhomes because there is a bigger turn around which makes them more money. So, to ask them to build units to be sold they would want some sort of incentive like a tax break, etc. Supervisor Kenney disagrees and said there are plenty of Builders that want to construct Homes here so she feels the Township has a choice to whom builds here.

After a long discussion Mr. Hamaday reiterated that anything the Board wants Simone Collins to consider for the June Workshop to send him an email and he will forward it.

#### COMPREHENSIVE PLAN - Update:

Chairperson Garzillo stated that Mr. Hamaday asked his staff to give input on planning areas, specifically the areas that affect them with a delivery date sometime in June. Mr. Hamaday said that he will meet with Department Heads next week to go over their areas of the comprehensive plan. He also mentioned that stormwater was under represented in the current draft.

Mr. Hamaday mentioned that Upper Merion has plenty of parks but unfortunately, we don't have enough staff to maintain them all nor to run more programs unless we hire additional staff. He also has to go over some items with the Public Safety Department about the Parks and all the activities that are occurring. Since there is a lot going on and the Township wants to move swiftly, he is going to readdress and reassign certain duties.

Chairperson Garzillo said that we need an action plan, not only what we want to do but how to complete it. There was also mention about previous projections from the Census being way off, predicting that Upper Merion Township would have a population of 33,000 in eight years and we've already surpassed that.

Public Comments: 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 7:14 pm.



ANTHONY HAMADAY  
TOWNSHIP MANAGER

lr  
Minutes Approved:  
Minutes Entered: