UPPER MERION TOWNSHIP BOARD OF SUPERVISORS
ZONING WORKSHOP MEETING
JUNE 1, 2023

The Board of Supervisors of Upper Merion Township met for a Zoning Workshop Meeting on Thursday, June 1, 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, Greg Philips, Carole Kenney and Tina Garzillo.   Also present were Anthony Hamaday, Township Manager, John Walko, Township Solicitor's Office and Leanna Colubriale, Twp. Engineer.

CHAIRPERSON'S COMMENTS:

Chairperson Garzillo stated that there will be an Executive Session right after this meeting to discuss personnel matters.

DISCUSSIONS:

ZONING ORDINANCE AMENDMENTS STATUS UPDATE:

Chairperson Garzillo mentioned that they have been working on Updating the Zoning Ordinance and would probably do it in sections then turned the meeting over to our Solicitor Mr. John Walko. John started with Subsection C, Extension, First Item, Lawful Nonconformity of Use in the Structure, not the structure itself, can be extended throughout the entire building.

In subsection Two at the last meeting they removed the 25% extension for a nonconformity structure of a building except for a single-family dwelling which already exists as a nonconforming use. A nonconforming single-family dwelling can alter, extend or add to the structure when permitted by special exception. This is different from Nonconforming Structures in subsection Three in which nonconforming structures being used for a conforming use may continue in the current form of the structure and can extend the structure as long as the extension does not increase the nonconformity of the building or structure.

Subsection Four involves voluntarily taking a building down to its studs or foundation or removal of a nonconforming structure or building, or any portion thereof, shall be considered an abandonment of the nonconforming structure or the nonconforming portion of such building. In this instance, a nonconforming

structure or building shall not be permitted to be replaced, reconstructed or rebuilt with another nonconforming structure or building or maintain any pre-existing nonconformity.

Moving on to Subsection D, Chairperson Garzillo asked for a clarification on Special Exception for nonconformity addition on a signal-family dwelling and asked Ms. Hedda Schupak, a member on the Zoning Hearing Board on how they handle special exception for nonconforming additions for residential single-family dwellings. Ms. Schupak said the Zoning Board members recommend the least nonconforming extension to the property, like adding an addition to the back or side instead of the front of the person's home. Then there was a long discussion about how or why the resident would have to prove the addition is a hardship and Ms. Schupak asked if the Township can define hardship and Supervisor Philips said they did.

In Subsection E, Mr. Walko spoke about signage, interior and window signs. Interior signs (not including window signs) are any sign placed within a building with the intent to display massages to persons only within that building. Window signs either affixed to the interior or exterior surface of the window are with the intent to be visible and readable from the public way or from adjacent property. Then there was a discussion about murals and if it has wording on it, is it considered a sign and does the Township allow murals besides the one that is at Colonial Lighting on Henderson Road. Mr. Walko will look into this.

Mr. Wako briefly mentioned Subsection F, delete Article XXXIII. Development Plans. He mentioned if this article should be deleted since these are SALDO requirements and plan requirements should be set by SALDO and the MPC.

ADJOURNMENT:

Board Action:

It was moved by Supervisor Philips, seconded by Supervisor Kenney, all voting "Aye" to adjourn the meeting. None opposed. Motion passed 5-0. Adjournment occurred at 7:33 pm.

ANTHONY HAMADAY
TOWNSHIP MANAGER

lr
Minutes Approved:
Minutes Entered: