

**UPPER MERION TOWNSHIP PLANNING COMMISSION**  
**September 26, 2018**

The Upper Merion Township Planning Commission met for their regularly-scheduled meeting on September 26, 2018 at 7:00 p.m. in the Township Building, 175 W. Valley Forge Rd., King of Prussia, PA.

**Present:** Matthew Popek, Chair; Todd Brown, Secretary; Vivian Peikin, Member; Jaque Camp, Member; and Robert Loeper, Township Planner.

**Absent:** Mark McKee, Vice-Chair; Dr. William Jenaway, Liaison to the Board of Supervisors; Kyle Brown, Associate Township Planner.

**Pledge of Allegiance:**

**Approval of the Minutes of August 22, 2018:**

Ms. Peikin motioned approval. Mr. Brown seconded. A 4-0 vote, in favor, carried.

**Plan:**

**DP 2018-10:** CA Senior Living, 350 Guthrie Road. 192 units of assisted living, independent living, and memory care in an 11-story building with structured parking; 1.60 acres, Village at Valley Forge.

**Present:** Dennis Maloomian, President, REALEN, Berwyn, PA, 19312.  
Paul A. Fry, P.E., Project Manager, REALEN, Berwyn, PA, 19312.

The following are highlights from tonight's presentation:

- Residency at CA Senior Living will not be restricted by age, but by need.
- One hundred units located on the second through tenth floors will be allocated for independent living. These units have kitchens and vary in size from Studio to 1-and-2-bedroom apartments.
- Sixty assisted living units will be available on floors five through ten.
- Thirty-two units will be allocated to the Memory Care Unit, a controlled wing, located atop the development's three-story parking garage. A dedicated dining room and outdoor courtyard can only be accessed from within the Memory Care Unit.
- The Memory Care Units' sizes are based on hotel density.
- The eleventh floor provides residents the following amenities: an activity room, a sunroom, a gaming room, a kitchen, a dining room, and a theater.

Additional comments:

- The CA Senior Living building will be the site's tallest building to date.
- Entry and exit to the development will be off Guthrie Road.
- Amenities provided on the building's ground floor include: elevators, a lounge and living area, a service area, work rooms, an indoor pool, and visitor parking.

Additional comments (cont.):

- The applicant approved a member's request to install a temporary connecting sidewalk southbound for CA Senior Living residents.
- Although the proposed plan does not include an outdoor space, CA Senior Living residents may utilize the Village's outdoor spaces.

Group discussion identified the applicant's current and future construction projects, such as converting a gravity drain field into a landscaped public park; building a fire station that would be incorporated into another, multi-modal mixed use; and placing an EMS service adjacent to the CA Senior Living facility.

The applicant is scheduled for a public hearing on October 18, 2018.

Mr. Popek thanked the applicant for his presentation.

**Plan:**

**DP 2018-09:** 504 Swedeland Road. Renovation of the existing one-story warehouse into an indoor recreation and athletic training facility with additional parking; 4.87 acres, LI Limited Industrial.

**Present:** Tom Puhl, F&P Ventures, LLC, King of Prussia, PA.  
Timothy M. Brouse, P.E., Alta Design Associates, Inc., W. Conshohocken, PA.

Mr. Loeper introduced the applicant, Mr. Tom Puhl and his Project Engineer, Mr. Tim Brouse.

The Zoning Hearing Board approved the applicant's plan on September 19, 2018.

Overview:

The plan is to:

- Re-develop, renovate, and add a small addition and bathrooms to the existing Tri-State Auto property, to create an indoor athletic training facility. The existing building's one-story bump-out has been torn down.
- Re-route the stormwater and part of the creek bed at the location of where the one-story torn-down bump was located. In a heavy rain, the creek bed rises and comes around the back of the existing building. The applicant fared very well throughout the last rain storms.
- The ultimate plan is to build three indoor skating rinks that can be used for tournaments.
- Use the creek's captured water to fill the ice skating rink.
- Build two buildings, connected by a parking field.

On-site grading:

The applicant does not plan to do any on-site grading.

Green Area:

The plan is to increase the green area from 8.3 to the minimum of 12 percent and to landscape the property's front and sides.

Drainage:

The site currently drains into the storm drains.

FEMA-designated floodplain:

The previous owner had filled in and buried a 42-inch pipe in the bed of the creek. Another pipe runs through the adjacent property. Mr. Loeper wanted to make sure that the applicant will comply with the floodplain regulations. The applicant stated that he has no plans to change the flood plain.

Environmental Issues:

Some contaminants, including lead, were found deep in the ground. Consequently, water will not be percolated into the ground.

Raingarden:

A rubber-lined raingarden may be installed on the more-or-less 100% impervious site.

Access Drive:

The applicant's goal is to have the access coming off Renaissance Blvd. Its current access is a driveway from Swedeland Road that will need proper lighting.

Parking calculations:

In accordance with Section 165-191D410 of the Upper Merion Code, 40 spaces are required per field, for a total of 80 spaces. The applicant has 80 spots in one section, 76 in the other, plus one large loading space.

Parking:

Mr. Loeper commented that future phases of the development will require the relocation of some parking. The applicant wanted to leave this aspect open in that it is one of the possible areas for a stormwater management pit.

Waivers:

The applicant is considering asking for waivers for the parking islands.

Questions and comments from the Planning Commission:

Members welcomed the plan to replace a junkyard with a recreational use. Mr. Loeper felt that this may also spur redevelopment of some of these salvage areas.

Mr. Loeper requested the applicant to submit a clean version of the Phase I, vs. the Phase II, plan for the October 24, 2018 meeting.

Questions and comments from the Planning Commission (cont.):

Mr. Popek thanked the applicant for his presentation and updated the members on the recently-held DVRPC meetings.

In response to Mr. Popek's request, Ms. Peikin motioned for adjournment.

Meeting Adjournment:

There being no additional business, the meeting adjourned at 8:00 p.m.

Sincerely yours,

\_\_\_\_\_  
TODD BROWN, SECRETARY