

UPPER MERION TOWNSHIP PLANNING COMMISSION
October 24, 2018

The Upper Merion Township Planning Commission met for their regularly-scheduled meeting on October 24, 2018 at 7:00 p.m. in the Township Building, 175 W. Valley Forge Rd., King of Prussia, PA.

Present: Matthew Popek, Chair; Mark McKee, Vice-Chair; Todd Brown, Secretary; Jaque Camp, Member; Vivian Peikin, Member; Robert Loeper, Township Planner; Kyle Brown, Associate Township Planner.

Absent: Dr. William Jenaway, Liaison to the Board of Supervisors.

Pledge of Allegiance:

Approval of the Minutes of September 26, 2018:

Mr. Brown motioned approval. Ms. Peikin seconded. With three members present at the time a 3-0 vote, in favor, carried.

Plan:

DP 2018-09: 504 Swedeland Road's second review.

Renovation of an existing, one-story warehouse to an indoor recreation and athletic training facility with parking. 4.87 acres, LI Limited Industrial District.

Present: Edmund J. Campbell, Esq., Macartney, Mitchell & Campbell, LLC, King of Prussia, PA.
Timothy M. Brouse, P.E., Alta Design Associates, Inc., Conshohocken, PA.

From Mr. Loeper's overview:

The re-submitted plans are being reviewed. At this point Ed Campbell is representing the applicant.

The following are highlights from Ed Campbell's presentation:

The Building:

The 24,000-square foot light-industrial building is being converted into an indoor-turf facility for sports practice. The square footage of the building will not change. A dimensional change involves moving a little bump-out from the back of the building to the front to create a functional access point.

The Township Engineer's Letter pertained to:

- **Permits:**
The Township Engineer's Review Letter mentioned the possibility of needing a floodplain permit and a NPDES permit. Time and effort was spent to demonstrate that there will be no changes in the floodplain and that a NPDES permit is not needed.

The Township Engineer's Letter pertained to (cont.):

- Fence:
The Township Engineer's letter instructed removal of a fence that isolates the building and the parking area from the rest of the site. The re-submitted plan shows that the fence is not retained and that the applicant will comply.
- Lighting plan:
The Township Engineer's comments on lighting were incorporated.
- Lighting is proposed for the point of access.

Requested Waivers:

- A couple waivers relating to landscaping will be required for Phase I.
- A waiver from curbing four parking islands that are scheduled for removal during Phase II.

Traffic:

On weekdays, traffic is anticipated to come to the facility from 3:30 p.m. into the evening. On weekends, traffic is anticipated to arrive earlier.

Fields:

Two non-regulation-sized fields are proposed:

- A mini-field, ideal for "four on four" or "six on six" and a larger field, suitable for soccer training.

Vehicular Access:

There are two points of vehicular access to the site. One is very close to the entrance of Renaissance. The other is an existing driveway. It won't require a PADOT permit.

Grass and Trees:

Mr. Brouse stated that grass will be planted in topsoil consistent with the existing grade. He added that two-and-a-half-inch-caliper trees will be planted as to comply with the Ordinance for the placement of trees.

Parking:

Mr. Brouse considered eighty (80) parking spaces more than adequate for the activity.

Township Engineer's letter:

Mr. Loeper noted that the Township is awaiting a final letter from the Township's Engineer.

Comments from Planning Commission members:

- Ms. Camp felt that her concerns had been addressed.
- Mr. McKee requested providing pedestrian-safe access.
Mr. McKee commented on the potential for more stormwater management, as other sites get built out.

Comments from Planning Commission members (cont.):

- Mr. Popek expressed appreciation of the applicant's work on this good plan.

Motion:

Mr. Brown moved that the Planning Commission recommend approval to the Board of Supervisors for Plan DP 2018-09, located at 504 Swedeland Road. Ms. Peikin seconded. A 5-0 vote, in favor, carried.

Plan:

SD 2018-03: Haeg LLC, 348 Tennessee Avenue, 0.43 acres, R-2 Residential. Expiration: 12/27/18.

Present: Ryan Speak, Haeg, LLC, Collegeville, PA.
Jacob Grauel, OTM, LLC, Wyomissing, PA.

From Mr. Loeper's overview:

This is a simple two-lot subdivision with one existing dwelling and one additional dwelling at the end of Tennessee Avenue in the Rebel Hill area near I-76. The owner received a dimensional variance.

Lot size:

- Lot #1 measures 10,031 SF. The existing driveway will be reconfigured for Lot 1. Two stone walls will be removed.
- Lot #2 measures 8,815 SF. Construction of a 2600-sq.ft., two-story dwelling with an underground garage and driveway is proposed.

Zoning Relief:

The Zoning Hearing Board granted the new 8,815 SF lot relief with no conditions.

Montgomery County Planning Commission:

The Montgomery County Planning Commission provided no comments on the plan.

Stormwater management:

Stormwater must be worked out to the satisfaction of the Township Engineer.

From group discussion:

Mr. Popek asked members if anyone had any concern about creating a new 8,815 SF lot in an R-2 zone.

- Mr. McKee would support the waiver that the applicant would have to ask for.
- Mr. Loeper noted that this area has a lot of non-conforming lots.

From group discussion (cont.):

- Matt Popek likes the case-by-case approach.
- Mrs. Camp did not see any point for the plan to come back again before the Planning Commission as long as there is a level of confidence that it is going to get appropriate engineering review and that requirements would be imposed elsewhere.
- Mr. McKee preferred to see the Township Engineer's letter and to make sure that all parties are in agreement, and to determine whether an underground basin can be done.

With no public comments being offered, Matt Popek asked if members were prepared to entertain a motion.

Motion:

Mr. Brown moved that the Planning Commission recommend approval to the Board of Supervisors for proposal SD 2018-03, located at 348 Tennessee Avenue. Ms. Camp seconded. A 5-0 vote, in favor, carried

Plan:

SD 2018-04: 326 King of Prussia Road. Two-lot residential subdivision with one existing dwelling, 1.1 acres, R-1 Residential. Expiration: 1/3/19.

Present: Noel Brady, NBC Group, Wayne, PA.
Patrick Spellman, Site Engineering Concepts, Berwyn, PA.

From Mr. Loeper's overview of the Plan:

- The proposal is to subdivide one of the older properties in the township into two lots and construct one new single family residence.
- The existing dwelling and barn will remain with the new dwelling's location, towards the back of the lot.
- An existing shed will be removed.
- Lot 1 measures 25,000 sq. ft.
- Lot 2 measures 22,700 sq. ft.

Highlights of Mr. Brady's presentation:

- The property line was developed to keep the existing house and barn together.
- The original house and barn will be cosmetically renovated.

Access:

- Since a portion of the driveway will be shared by Lots 1 and 2, an easement would have to be created. The easement benefits Lot 1.
- Lot 2 will own the shared portion of the driveway and most of the driveway.

Stormwater management:

- The underground stormwater system will be located to the right of the new driveway.
- An inlet and 15-inch stormwater pipe that will be installed on King of Prussia Road will provide stormwater management for Lot 1 and Lot 2 and tie into the stormwater system on Tannery Road.

Zoning:

- The lot sizes meet all of the zoning requirements.

Variances:

- No variances are required. The plan meets for net lot area, setbacks, and pervious coverages.

Requested Waivers:

- A waiver from hiring a landscape architect.
The plan requires replacement of three trees. Many of the site's trees will remain.
- Due to the character of the historic stone walls, a waiver from installing a sidewalk is requested.

Motion:

Mr. McKee offered a motion that the Planning Commission recommends approval of SD 2018-04 for 326 King of Prussia Road and thanks the applicant for the underground storage and stormwater management. We support the waivers for sidewalk and landscaping. Mrs. Camp seconded. A 5-0 vote, in favor, carried.

Plan:

CU 2018-01: Mobilitie, LLC, N. Gulph & Kirk Ave. Installation of a 40-ft. wood pole with Omni-Directional Antenna in public right-of-way.

Mr. Loeper informed the Commission that the applicant, Mobilitie, LLC, was unable to attend tonight's meeting.

Mr. Loeper's overview of the plan:

- The 40-foot wood telephone pole is proposed for the public right-of-way at the Exxon gas station at Kirk Avenue and North Gulph Road.
- The application requires a conditional use.

From group conversation on the location of the proposed pole:

- Mr. McKee stated that a different standard would apply if the pole were located on private land.
- Mr. McKee expressed his concern for busy North Gulph Road and asked if there were any other options.
- Mr. Kyle Brown stated that part of the Ordinance addresses the conditional use here.

From group conversation on the location of the proposed pole (cont.):

- Mr. Popek asked if the applicant could work with PADOT and place the pole in an off-ramp area between Gulph Road and the Turnpike. Mr. Loeper offered to inquire if another location that is not on the street could be found.
- Mr. Popek preferred that the pole's location be fully out of the way of cars driving past.
- Mr. Popek asked if any changes to the Wireless Facilities Ordinance need to be made.

The hearing with the Board of Supervisors is scheduled for November 15, 2018.

Motion:

Mr. McKee reluctantly motioned that the Planning Commission recommends approval of CU 2018-01 for Mobilitie at N. Gulph & Kirk Avenue; wishing the applicant to explain what other areas they have explored, including the public right of ways with access to the Turnpike and the Expressway. Ms. Peikin seconded. A 5-0 vote, in favor, carried.

Motion to adjourn:

Vivian Peikin motioned to adjourn. Todd Brown seconded.

Meeting Adjournment:

There being no additional business, the meeting adjourned at 8:16 p.m.

Sincerely yours,

TODD BROWN, SECRETARY