

**Upper Merion Township Planning Commission  
Regularly Scheduled Meeting for June 24, 2020**

The Upper Merion Township Planning Commission met for its regularly scheduled meeting on June 24, 2020 via WebEx (due to COVID-19.) The WebEx meeting information was fully advertised as such with the WebEx login information and meeting agenda on the township website. The meeting was called to order followed by the Pledge of Allegiance.

It is noted that this is the first meeting of the Planning Commission since March 11, 2020 due to COVID-19.

**IN ATTENDANCE:**

Matt Popec, Chair  
Mark McKee, Vice-Chair  
Martin Trumpler, Secretary  
Jacquelin Camp  
Kenneth Brown  
Kyle Brown, Associate Planner  
William Jenaway, Board Liaison

**ABSENT:**

Robert Loeper, Staff Liaison

**APPROVAL OF MEETING MINUTES:**

The approval of meeting minutes has been tabled until they are made available.

**SD 2020-02:** 555 Lower East Valley Forge Road  
*3 lot residential subdivision with 1 existing dwelling. R-2, 1.62 acres.*

The existing structure is an old colonial home with attached garage which has recently been renovated to a two-unit dwelling. The proposal is to subdivide the lot to allow for the development of two additional single-family dwellings to the west and east of the existing structure. The lot to the west will be 10,000 sqft with access to Tabak Avenue and the lot to the east will be 15,000 sqft with a proposed access easement through the center lot where the existing structure stands.

The plans will be updated based on recommendations from the township engineer made in March 2020 after review. All property owners within 500ft of the site have received notice and while Mr. Brown stated there were two questions, there was no opposition to the plan from residents.

Mr. Trumpler and Ms. Camp raised the concern of additional stormwater control, and Mr. Estock stated that the existing structure's stormwater control is adequate, no development will occur near where stormwater naturally flows through the center of the property, and that the township engineer specified no additional guidance relating to stormwater in the plans as presented.

Mr. Popec asked about the design of the interiors and exteriors of the homes. Mr. Schildt stated that the homes would be 3 bedroom/2 bathroom 3-story homes. The exteriors will closely resemble the existing structure in order to create the illusion of a small village.

Mr. Trumpler moved to approve the plan as presented and grant all waivers, with Mr. Brown seconding and all in favor.

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**DP 2020-05 Toll Brothers:** 125 Valley Green Lane  
*142 stacked townhomes, Village at Valley Forge*

It is noted that the development has already been approved by the Board of Supervisors due to the settlement agreement so the presentation of the plans to the Planning Commission is a courtesy to keep the commission updated on all developments occurring throughout the township. Toll Brothers is currently working on two other developments in the township: The Brownstones, which is also in the Village, is a 132 condo/townhome development that has already completely sold out, and a 60-unit condo development at 575 S Goddard that has already sold 50% of its units.

The new development, called Overlook, will be in the northwest corner of Town Center with three access points off of Valley Green Lane. The plans were presented to the township engineer and emergency services whose feedback regarding circulation and access led to the developers moving one of the units to eliminate a dead end and create more connectivity, which was reviewed again by emergency services who approved the changes. While there is a possible exit through Guthrie Road, the site distance is terrible and would not be an ideal access. Additionally, on Guthrie Road developers will install a sidewalk from the north property line down Guthrie Road to the existing guardrail for the culvert crossing.

The stacked townhomes will be split with the first and second floor being one unit, and the third and fourth floor being another unit which has a private rooftop deck. Every unit is guaranteed one covered parking spot (garage) and one uncovered parking spot with 55 uncovered parking spots for visitors. Exteriors have not been finalized, but the project has a design review committee who needs to approve each exterior aspect to ensure that the design is cohesive to the rest of the village.

**ADDITIONAL BUSINESS:**

Mr. Brown stated that plan submissions have resumed with several large projects being anticipated. He said that the next scheduled meeting is happening but whether or not it will take place in the township building or through WebEx has not yet been determined, so he will keep the commission updated.

**BOARD COMMENTS:**

Mr. Jenaway asked that the commission review a report on the state of multi-family housing in King of Prussia and how it relates to open space and office space concerns in the future due to COVID-19. The board is exploring the possibility of scheduling specific times for topics during meetings in order to stagger and control the amount of people in an enclosed space for social distancing reasons, but they have yet to make any decisions. It is the hope that meetings can resume at the township building after the area moves into the Green Phase.

Mr. Popec asked about how the township is handling requests for outdoor seating relating to sidewalk access and distancing, which Mr. Jenaway said that they're pretty much approving all requests from businesses to allow for outdoor seating so long as they're providing plans to the township. The board offered to close Main Street to traffic, but businesses in that area declined as they did not feel it necessary. Mr. Trumpler asked if the KOP rail project was still happening with Septa as they had not heard anything. Mr. Popec said that they're still working on it at the county level, and Mr. Jenaway said that Septa requested a workshop to discuss, though it may not occur until the end of the summer.

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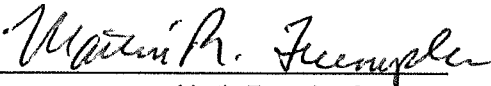
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**ADJOURNMENT:**

With no other business to discuss, Mr. Kenneth Brown moved to adjourn the meeting with Mr. Trumpler seconding and all in favor.

Respectfully Submitted:

  
Martin Trumpler, Secretary