

UPPER MERION TOWNSHIP PLANNING COMMISSION

JANUARY 10, 2018

The Upper Merion Township Planning Commission met for their regularly-scheduled meeting on January 10, 2018 at 7:00 p.m. in the Township Building, 175 W. Valley Forge Rd., King of Prussia, PA.

Present: Mark McKee, Vice-Chair; Vivian Peikin, Secretary; Jaque Camp, Member; Todd Brown, Member; Rob Loeper, Township Planner; Kyle Brown, Associate Planner; Maudy Hedlund, Recording Secretary.

Absent: Matt Popek, Chair; Dr. William Jenaway, Liaison to the Board of Supervisors.

Pledge of Allegiance:

Reorganization: Nomination and Election of Officers: Planning Commission, Jan. 10, 2018.

Mr. Loeper asked if there was a nomination for Chairperson.

On a motion by Ms. Jaque Camp, seconded by Ms. Vivian Peikin, and all voting "aye," Mr. Matthew Popek was re-elected Chairperson of the Planning Commission (3-0). On behalf of Mr. Popek, who could not attend tonight's meeting, Mr. Loeper expressed Mr. Popek's acceptance and appreciation on being re-elected.

Mr. Loeper asked if there was a nomination for Vice-Chair.

On a motion by Ms. Camp, seconded by Ms. Peikin, and all voting "aye," Mr. Mark McKee was re-elected Vice-Chairman of the Planning Commission (3-0). Mr. McKee accepted the nomination and thanked the members.

Mr. Loeper asked if there was a nomination for Secretary.

On a motion by Ms. Peikin, and seconded by Ms. Camp, and all voting "aye", Mr. Todd Brown was elected Secretary of the Planning Commission (3-0). Mr. Brown thanked members for their vote of support.

Meeting Schedule:

The meeting schedule will remain at the second and fourth Wednesdays at 7:00 p.m. except for November and December, when meetings will be held on the second Wednesday.

Meeting Minutes: November 8, 2017

Mr. McKee asked for a motion. Ms. Peikin motioned approval of the revised minutes. Ms. Camp seconded. Mr. Brown abstained. A 3-0 vote, in favor, carried.

Plan:

SD 2017-05: Mao Zhu Zhang: 155 Hughes Road, 2-lot subdivision (one existing dwelling), R-1A, Residential District, 3.15 acres.

Present: Mao Zhu Zhang
Landon Woodward, Ash Associates, Inc., Ambler, PA.

From Messrs. Loeper's and Woodward's presentations:

This basic two-lot subdivision proposed for the 3.15-acre lot meets all zoning requirements. The new lot, Lot #1, will measure 1 acre. Lot #2 will measure 1.99 acres.

Permits:

Grading and stormwater permits will be applied for.

Steep Slopes:

There are no steep slope restrictions on either one of the lots. The steep slope calculations of 13.5 and 13.9 percent do not present problems for the new lot. Most of the steep slopes are in the back of Lot #2.

Flag Lots:

Flag lots are permitted as a conditional use in the R1A District. Access for both lots would, most likely, come off a common driveway off Hughes Road.

Conditional Use:

A conditional use hearing with the Board of Supervisors will be held.

Waivers:

The applicant is requesting procedural waivers since no development is proposed at this time.

The County's and Engineer's comments:

The County's letter recommended approval of the plan.
Remington Vernick's comments pertained to clean-up items and plan notes.

Public Services:

The area is served by public water but not by public sewer. Ms. Camp questioned whether the sub-divided lot was large enough to have its own septic system. Mr. McKee asked if had been perked. Mr. Loeper recommended reaching out to the County Health Department to make sure there are no issues.

Motion:

Mr. Todd Brown moved to recommend approval of SD2017-05 to the Board of Supervisors. Vivian Peikin seconded. A 4-0 vote, in favor, carried.

Plan: DP2017-18

Workhorse Brewing: 250 King Manor Drive, at the corner of Crooked Lane. Renovation of existing warehouse building and construction of approximately 137 new parking stalls. HI-District, 7.16 acres.

Present: Peter Fineberg, Blue Bell, PA., CEO.
Dan Hershberg, Philadelphia, PA, Co-founder.
Nick Vastardis, Vastardis Consulting Engineers, LLC, Malvern, PA.

From Mr. Loeper's overview:

The building at 250 King Manor Drive, near Crooked Lane, is being repurposed for its three tenants, one of whom is Workhorse Brewing.

The plan proposes to:

- Allocate 45,000 sf of the front portion of the warehouse building for their commercial-grade brewery.
- Provide an onsite tasting room and 5,000 sf for group events.
- Install 137 additional parking stalls.

Relief:

The Zoning Hearing Board granted the applicant relief for the use and parking. By law a tasting room is considered an ancillary accessory use.

Sanitary Sewer and Traffic Impacts:

The township is working with the applicant on sanitary sewer and traffic impacts.

Stormwater System:

A water-tight, underground stormwater system is proposed for this extremely sinkhole-prone area.

Industrial Pre-treatment Program:

The applicant will apply for an Industrial Pre-treatment Program permit. The site will produce a fair amount of waste water.

The Township is awaiting the County's letter.
From Mr. Hershberg's presentation:

Inspired by the successful Rhinegeist Brewery in Cincinnati, OH, Workhorse Brewery's founders underwent a strategic two-year development plan and hired a Brewmaster with ten years' experience in commercial-scale production.

The plan proposes to allocate space for the following: a 7500 sf production facility; a fermentation cellar; a tasting room for branding opportunities; and 5,000 sf for public events. Approximately 25,000 to 30,000 sf will be designated for warehousing and distribution. The plan includes space reserved for future growth. Small truck deliveries to area restaurants, bars and restaurants, is expected to occur only in the morning.

Goal:

The goal is to become a large production facility.

Production estimates:

- 1,500 hundred barrels in Year 1.
- 30,000 barrels by Year 5.
- 40,000-to-50,000-to-60,000 barrels thereafter.

In Year 1 draft beer from kegs would be available in 64-ounce Growlers or 32-ounce Crowlers. The plan for Year 2 is to bring in a canning line.

Tasting room hours:

Mondays:	Closed
Tue-Thu.:	4-11
Fri.:	2-11
Sat/Sun.	10-11

Estimated number of employees:

Year 1: Five to six full-time employees plus a couple of part-time drivers and bartenders.
Years 3-5: Thirty employees.

Pedestrian striping and sidewalk:

Members recommended extending the King Manor sidewalk and installing pedestrian striping to the brewery's entrance.

Proposed parking lot lighting:

Full cut-off on 14- or 16-foot poles.

Exterior lighting:

An exterior lighting plan will be submitted at a later time.

Handicapped parking area:

A one-way access is proposed for the handicapped parking area. Its slanted parking spaces measure eight feet wide, with a five-foot separation between them. A ramp, leading from this parking area to the brewery's front entrance, is proposed.

Landscaping:

The landscaping plan includes two or three street trees and buffers and plantings for the islands.

Signage:

Signage and an outside parking attendant will guide motorists and pedestrians.

Ride-sharing services:

The brewery is working with a local company to provide ride-sharing services.

Motion:

Todd Brown motioned that the Planning Commission recommends that the Board of Supervisors approve Plan DP2017-18, with an amendment that the applicant considers extending the sidewalk from Crooked Lane down King Manor Drive to your entrance and/or perhaps making a pedestrian-friendly access from Crooked Lane and/or across the parking lot, for pedestrian safety. Vivian Peikin seconded. A 4-0 vote, in favor, carried.

Meeting adjournment:

There being no additional business, the meeting adjourned at 7:52 p.m.

Sincerely yours,

TODD BROWN, SECRETARY