

**UPPER MERION TOWNSHIP PLANNING COMMISSION**  
**April 13, 2011**

The Upper Merion Township Planning Commission met for their regularly scheduled meeting on April 13, 2011 at 7:00 p.m. in the Township Building, 175 W. Valley Forge Rd., King of Prussia, PA.

**PRESENT:** Robert Krutsick, Chairman; Steve Elgart, Vice-Chairman; Mark McKee, Secretary; Steve Elgart; Francis Schultz; new member, Jaquelin Camp; Robert Loeper, Township Planner; Scott Greenly, Associate Planner, and Maudy Hedlund, Recording Secretary. Absent: William Jenaway, Liaison for the Board of Supervisors.

Mr. Krutsick called the meeting to order at 7:00 p.m. Following the pledge of allegiance Mr. Krutsick welcomed new member and architect, Jaquelin Camp. Mr. Krutsick asked members to provide Ms. Camp with their backgrounds.

**Approval of the Meeting Minutes of March 9, 2011:**

Responding to Mr. Krutsick, Mr. Schultz made a motion to approve the Minutes. Mr. Elgart seconded. Ms. Camp abstained. A 4-0 vote in favor carried.

Mr. Loeper informed members of the following:

- The Planning Commission will meet with Brian O'Leary of the Montgomery County Planning Commission on May 11 and with the Township's Board of Supervisors for a Joint Meeting on May 12 from 7:00 to 7:30 PM.
- The BID's RFP for median beautification.
- Scott Greenly's work with FEMA on the re-delineated Flood Plain Maps.
- His office received a minor plan for a parking deck at BNY Mellon on Moore Rd.

**Residential Office District (ROD):**

Under Permitted Uses, a building may be erected, altered or used and a lot may be used or occupied for any of the following purposes and no other:

- Single Family Detached Dwelling.
- Single Family Semi-detached Dwelling or Duplex.
- Child Day Care Home.
- Group Home (6 Residents max).
- Government Administration Building.
- Public Parks and Playgrounds.

Under Conditional Uses, one of the following uses is permitted when the County's minimum lot size of 14,000 sq. ft. for Class I is met:

- Conversion of an existing residence into Professional Offices.
- Conversion of an existing residence into a Professional Office and one (1) apartment.
- Conversion of an existing residence into a Bed and Breakfast Facility.
- Conversion of an existing residence into two (2) apartments.

Minutes were approved on April 27, 2011.

Mr. Loeper offered to check out concerns about:

- Combined adjacent lots that, individually, do not meet the square footage criteria for Class I.
- Variances that may apply to converted land areas.

The group agreed that multi-family dwellings, like Glen Arbor, would serve a feasible use in the South Gulph Corridor. Retail was not preferred.

Under Dimensional Standards, Mr. Loeper offered the following revisions.

- A minimum setback of ten feet for parking areas from abutting residential zoning use.
- A Minimum setback of ten feet for parking areas from all other property lines in Class I and II.
- Delete the maximum building footprint (square feet).
- Increase the permitted building coverage in Class II to twenty percent.

Under Shared Access, members recommended:

- Minimizing curb cuts on an arterial roadway.
- That an applicant grant his neighbor an easement.
- If a property abuts a property with an eased driveway, it will not be permitted to move its existing driveway, other than to use the eased driveway.

Under Conditional Use Standards and Criteria, all new conditional uses buildings and additions must have a residential character, as demonstrated through elevations and other architectural drawings. One of the five features they must include is a working front door that faces the street and serves as a primary entrance. Mr. Loeper prompted the following question, "Do we care where the front door is?"

- Ms. Camp questioned whether the critical mass of remaining residential use along that corridor was sufficient for other people to care about that. She added that if these buildings are allowed to have a parking lot that is not located in front of the building, a front door would not serve as the primary entrance. Members agreed to remove section "D.3."

The group briefly discussed limiting signage and lighting.

#### **Multi-Family Residential Districts:**

- "G" (Garden) changed to "MD" (Medium Density).
- "HR" (High Rise) changed to "HD" (High Density).
- Public Parks and Playgrounds changed from "Conditional Uses permitted by the Board of Supervisors" to "Permitted Uses."
- Private Parks and Playgrounds were deleted.

Under Dimensional Requirements for Medium Density:

- Densities for dwelling units per developable acre changed slightly.
- Recommended setbacks favored Traditional vs. Auto-Oriented.
- A provision to permit additional feet to the building height of a roof (having a minimum 6:12 pitch; or +4 ft. for a partially below-grade floor) met with approval.

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Under Dimensional Requirements for High Density, building height may be increased one (1) foot above sixty (60) feet to a maximum of eighty-five (85) feet provided setbacks are increased by one (1) foot for each foot of additional height.

- Ms. Camp stated that, for building code purposes, if your highest floor level is seventy-five (75) feet above the lowest level of the fire department's access, you have to build to a building code for a high-rise building.

Under Building Size:

- Maximum lengths for each density are indicated.

Footnote 9 was edited to read: "The common open space shall be located as to be conveniently accessible by the residents and may be permitted to extend within the otherwise required yards or open space but shall not be permitted to extend into the front yard."

Mr. Loeper informed members of the following:

- The deadline for the work on the Zoning Ordinance.
- Scott's work with GIS software applications.
- Construction of the casino is expected to take one year.

Mr. Elgart requested that data be provided to him electronically.

**Adjournment:** There being no additional business, the meeting adjourned at 8:40 p.m.

Respectfully Submitted,

MARK MCKEE, SECRETARY

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