

**UPPER MERION TOWNSHIP PLANNING COMMISSION**  
**February 23, 2011**

The Upper Merion Township Planning Commission met for their regularly scheduled meeting on February 23, 2011 at 7:00 p.m. in the Township Building, 175 W. Valley Forge Rd., King of Prussia, PA.

**PRESENT:** Robert Krutsick, Chairman; Mark McKee, Secretary; Steve Elgart; James Shelton; 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. The pledge of allegiance followed.

Mr. Krutsick expressed well wishes to Mr. Elgart, who was involved in an accident on route to the February 9<sup>th</sup> Planning Commission meeting. He added that due to a lack of quorum at the start of the meeting, only an informal meeting was held.

**Approval of the Meeting Minutes of January 12, 2011.**

Mr. Elgart made a motion to approve the Minutes as presented. Mr. McKee seconded. A 4-0 vote in favor carried.

Mr. Loeper informed members that:

- The Board of Supervisors adopted the changes to the Parking Ordinance on February 3, 2011.
- The status of the two parcels with court-stipulated land use agreements were reviewed with the solicitor. The recommendation is to create a Special District for these properties that incorporates the court agreements.
- The Land Use Plan proposes to eliminate the Township's two Unit-Residential Districts. Sweetbriar will be rezoned to R-2. Rebel Hill will be rezoned to R-3. The open space areas within these developments will be moved into the RPO District because their large parcels consist of undevelopable, steep slopes.

**Workshop**

Single-Family Detached Residential Districts: R-1, R-1A, R-2, R-2A.

Single-Family Attached Residential Districts: R-3, R-3A, R-3B.

Unit Residential District: U-R.

Cluster Development Overlay.

Multi-Family Districts: G, HR.

The following are highlights of the Workshop's group discussion.

On Single-Family Detached Residential Districts R-1, R-1A, R-2, R-2A:

- Community centers are permitted as a Special Exceptions by the Zoning Hearing Board. The draft did not include the R-1 and R-1A Districts. They are now included.

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Minutes were approved on March 9, 2011.

On Recreation:

- Delete private parks and playgrounds.
- Recommended maximum permitted building coverages for:
  - R-1A: 30%
  - R-1: 30%
  - R-2: 25%
  - R-2A: 25%

On Impervious:

- Recommendations to raise the impervious for smaller lots and reducing it for larger lots will be revisited at the next meeting. Staff will provide additional research.

Changes to Footnotes:

- 1: Modify the footnote to reflect an accessory use planned for the front yard.
- 2.: Delete "structure" and change text to read "Solely for any non-residential building the height may be increased to a maximum of sixty-five (65) feet, provided that for every foot of height in excess of thirty-five (35) feet, there shall be added to each yard requirement one (1) corresponding foot of width or depth."

On Wireless Communication Towers:

- Delete "transmitting stations."

On Setbacks:

- Old lots tend to be narrow and deep. New lots are shallow and wide.
- The Code must accommodate redevelopment.
- Examples of variable setbacks will be discussed at the next meeting.

On Seattle's Low-rise Multi-family Zones:

- The set of standards were designed for the residential parts of an urban area.
- Our community is not encouraging that type of multi-family development.

Other Business:

Messrs. Loeper and Greenly will be meeting with the Land Use Committee of the Business Improvement District and three planning firms to discuss improvements to the non-residential districts of the BID.

Mr. McKee commented that the BID extends into the Henderson Road corridor, and asked if the project would impede the arterial nature of the road. Mr. Loeper noted that this area will likely see substantial redevelopment over the next ten years.

Mr. Elgart announced that he would not be able to attend the March 23, 2011 meeting.

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**Adjournment:** There being no additional business, the meeting adjourned at 8:45 p.m.

Respectfully Submitted,

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MARK MCKEE, SECRETARY

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