

**UPPER MERION TOWNSHIP PLANNING COMMISSION
SEPTEMBER 28, 2011**

The Upper Merion Township Planning Commission met for their regularly scheduled meeting on September 28, 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; Jaquelin Camp; Thomas Sincavage, III; Robert Loeper, Township Planner; Scott Greenly, Associate Planner; and Maudy Hedlund, Recording Secretary.
Absent: Steve Elgart, Vice-Chairman; William Jenaway, Liaison for the Board of Supervisors.

Mr. Krutsick called the meeting to order at 7:00 p.m. A pledge of allegiance and member self-introductions followed.

Mr. Krutsick presented members with a copy of the Planning Commissioners Journal, Now That You're On the Board.

Minutes: August 24, 2011 and September 14, 2011.

Ms. Camp motioned for the approval of the August 24, 2011 Minutes. Mr. McKee seconded. A 3-0 vote in favor carried.

Mr. McKee motioned for the approval of the September 14, 2011 Minutes. Mr. Sincavage seconded. A 4-0 vote in favor carried.

Mr. Loeper informed members of applications that will be presented at the October meetings.

Workshop: AR and SM Districts.

Mr. Loeper's presentation focused on how currently permitted or non-permitted uses for office, laboratory, services, light manufacturing, municipal, transportation, communication, miscellaneous, institutional, and commercial in the SM, SM-1, AR, and AR-1 districts would be designated by the proposed merger of the SM and AR.

The merger would permit multi-family residential, allowing twenty (20) dwelling units per acre. Mr. Loeper expressed the need for multi-family units. Members agreed. Ms. Camp expressed her interest in a walk-able community where a mixed use of residential above retail creates a hub where people could live and work without needing a car.

Mr. Loeper explained that the BID's transit group is proposing a "quarter mile" survey and a linear (not looped) transit system for First Avenue. Ms. Camp considered a quarter mile walk, on a nice pedestrian walkway, a relatively short distance. Members expressed approval of the linear transit format.

September 28, 2011.

Minutes were approved on October 12, 2011.

Mr. Loeper's presentation on the Smart Code provided dimensional regulations for building configuration, lot occupation, building and outbuilding setbacks for the T-4 (General Urban) and T-5 (Urban Core) districts. Group discussion noted differences in densities, rear setbacks, and frontage build-outs. Mr. McKee commented that the Smart Code's proposal makes sense if you have walk-able and transit in place.

The 21st Century Code proposes dimensional regulations for minimum lot size / frontage, minimum/maximum lot width, maximum height /number of stories, minimum setbacks for front, side and rear, and permitted lot coverage for the Office and Downtown districts. Mr. Loeper considered the 21st Century Code to be more conservative about building setbacks and building heights in the Office District than our current Code is.

Group discussion addressed:

- The preference for an additional setback to provide a greenway / street tree buffer and plantings between the sidewalk and the building.
- Areas where a change in use from residential to non-residential creates a lot that's too small for both business and parking.
- Inclusion of a green area bonus.
- Financial incentives for taller buildings on smaller lots.
- A request to view a video on areas where building setbacks have been implemented. Mr. Loeper offered to look into the matter.

Adjournment: There being no additional business, the meeting adjourned at 8:15 p.m.

Respectfully Submitted,

MARK MCKEE, SECRETARY

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