UPPER MERION TOWNSHIP PLANNING COMMISSION NOVEMBER 9, 2011

The Upper Merion Township Planning Commission met for their regularly scheduled meeting on November 9, 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 and 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.

Minutes: October 26, 2011.

Mr. McKee and Mr. Krutsick offered modifications. Mr. Sincavage motioned for the approval of the Minutes. Ms. Camp seconded. A 4-0 vote in favor carried.

Workshop

Zoning

Final Review

Single-Family Residential Districts: R-1, R-1A, R-2, R-2A Single-Family Attached Residential Districts: R-3, R-3A & R-3B For consistency wording changes were made to both categories.

The number of permitted attached dwellings in the R-3A and R-3B districts was addressed.

Flag Lots

PADOT's requirements for parcels without a shared driveway, and districts wherein flag lots are or are not permitted were addressed.

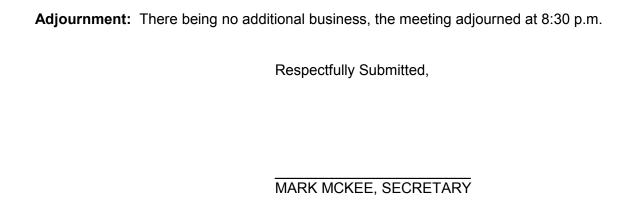
Mr. McKee made a motion to codify the ordinances pertaining to the Single Family Residential Districts, Single-Family Attached Residential Districts and Flag Lots and recommended passing them on to the Board of Supervisors for approval. Ms. Camp seconded. A 4-0 vote in favor carried.

Business Improvement District

A meeting would be held on November 10 to discuss zoning incentives and benefits.

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The Minutes were approved on December 14, 2011.



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November 9, 2011 – Pg. 2 of 3. The Minutes were approved on December 14, 2011.

UPPER MERION TOWNSHIP PLANNING COMMISSION NOVEMBER 9, 2011

TO: UPPER MERION TOWNSHIP BOARD OF SUPERVISORS

FM: UPPER MERION TOWNSHIP PLANNING COMMISSION

REF: Final Review:

Single-Family Residential Districts: R-1, R-1A, R-2, R-2A
Single-Family Attached Residential Districts: R-3, R-3A & R-3B

Flag Lots

PRESENT: Chairman, Robert Krutsick; Secretary, Mark McKee; Jaquelin Camp;

Thomas Sincavage, III; Robert Loeper, Township Planner; Scott Greenly, Associate Planner; and Maudy Hedlund, Recording Secretary. Absent: Vice-Chairman, Steve Elgart, and William Jenaway, Liaison for the Board

of Supervisors.

The members of the Commission reviewed the above referenced plan.

Mr. McKee made a motion to codify the ordinances pertaining to the Single Family Residential Districts, Single-Family Attached Residential Districts and Flag Lots and recommended passing them on to the Board of Supervisors for approval. Ms. Camp seconded. A 4-0 vote in favor carried.

I do believe the opinions expressed herein, do properly define the position of the Commission.

Sincerely yours,

MARK MCKEE, SECRETARY

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The Minutes were approved on December 14, 2011.