

**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.

**Adjournment:** There being no additional business, the meeting adjourned at 8:30 p.m.

Respectfully Submitted,

MARK MCKEE, SECRETARY

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The Minutes were approved on December 14, 2011.

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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.

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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,

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MARK MCKEE, SECRETARY

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