

**UPPER MERION TOWNSHIP PLANNING COMMISSION**  
**March 9, 2011**

The Upper Merion Township Planning Commission met for their regularly scheduled meeting on March 9, 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; James Shelton\*; Francis Schultz; William Jenaway, Liaison for the Board of Supervisors. Robert Loeper, Township Planner; Scott Greenly, Associate Planner, and Maudy Hedlund, Recording Secretary.  
\*Late arrival

Mr. Krutsick called the meeting to order at 7:00 p.m. After the pledge of allegiance Mr. Krutsick welcomed Mr. Francis Schultz to the Commission and introduced the other members and staff to him.

**Approval of the Meeting Minutes of February 23, 2011:**

In response to Mr. Krutsick's question, Mr. Elgart made a motion to approve the Minutes. Mr. McKee seconded. Mr. Schultz abstained. A 3-0 vote in favor carried.

Prior to handing the meeting over to Mr. Loeper, Mr. Krutsick provided a brief overview of the last meeting's workshop.

**Workshop:**

From Mr. Loeper's review of impervious and building coverages for *Single-Family Detached Residential Districts R-1, R-1A, R-2, and R-2A*:

- We researched single-family detached residential districts in surrounding municipalities and recommend that building coverages range from 15 to 25 percent and impervious coverages increase by 10 percent.
- This portion of the draft is a final.

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

- We recommended that impervious coverages increase by 10 percent.

From Mr. Loeper's presentation on *Open Space and the Cluster Development Overlay*:

- The 80-acre Glasgow tract is a property that we might want to look at as a cluster.
- The township requires open space to surround a property. It may not be the best choice.
- Allocating a narrow strip of open space to serve as a buffer between properties may not be beneficial.
- Clusters promote more open space.
- A cluster requires retainment of some features, like a flood plain, steep slopes, a wooded tract, a historic structure or natural landscape.
- The APA and other organizations recommend (protection of) contiguous open space.
- To give the appearance of open space, buildings have to be kept back a certain distance from the perimeter of the tract.
- Some of the newer codes require a cluster to meet a minimum size.

March 9, 2011.

Minutes were approved on April 13, 2011.

- Denbigh, an example of a good cluster, provides open space in the middle and back of the development, and less around the cluster.

Highlights from the group's discussion:

- Mr. Elgart suggested that the dimensions of open space not exceed the golden rule of two to one and that a flexible language be provided.
- Mr. Loeper clarified that under our Cluster, the portion of a split-zoned property with the lower density governs the whole.
- Mr. Elgart stated that clusters are typically built in good communities.
- Mr. Elgart welcomed Mr. Loeper's offer to provide additional research on surrounding model cluster developments.

On *Multi-Family Districts G, and HR*:

- Mr. Loeper stated that we have not seen any new developments in the G or HR Districts. He recommended making only minor changes to the draft.

*Other Business:*

*Zoning District Classification:*

- Mr. McKee referred to the previous meeting's discussion and asked why Rebel Hill, given its underlying zoning district classification of R-2, would be rezoned to R-3. In response, Mr. Loeper explained that R-2 does not allow townhomes. With regard to setbacks, Rebel Hill's undersized lots would be non-conforming. Mr. Krutsick asked members for their opinions. The group reached a consensus to retain the R-3 designation.

*Joint Meeting with the Board of Supervisors:*

- Mr. Loeper informed members of the upcoming Joint Meeting with the Board of Supervisors on May 12<sup>th</sup>, from 7:00 to 7:30 p.m.

*Mr. Shelton:*

- Mr. Loeper informed members and Mr. Jenaway that Mr. Shelton submitted his letter of resignation at tonight's meeting.

**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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