

UPPER MERION TOWNSHIP PLANNING COMMISSION
July 13, 2011

The Upper Merion Township Planning Commission met for their regularly scheduled meeting on July 13, 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; Jaquelin Camp; William Jenaway, Liaison for the Board of Supervisors; Robert Loeper, Township Planner; Scott Greenly, Associate Planner.
Absent: Mark McKee, Secretary and Maudy Hedlund, Recording Secretary.

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

Approval of the Meeting Minutes of June 8, 2011:

Ms. Camp motioned for the Minutes' approval. Mr. Elgart seconded. A 3-0 vote in favor carried.

Mr. Krutsick inquired about the status of Mr. McKee's recommendation regarding a traffic issue. Mr. Jenaway stated that he and Mr. Wagenmann discussed the matter and referred it to the Police Department for interpretation.

Prior to the Workshop Mr. Loeper provided members with the following updates:

- Preparation, in book form, of sections of the Code, for members' review.
- Receipt of an application for conditional use for a subdivision on Ross Rd.
- The Business Improvement District hired a Princeton-based consultant to work with them on changes to the Code, primarily affecting the Business Park and Route 202 Corridor.
- Progress at the Valley Forge Shopping Center.
- KRAVCO's upcoming demolition of the John Wanamaker building.
- WaWa's anticipated permit application.
- A commitment for a second building behind Wegman's at the Valley Forge Golf Course.

Workshop

New Business: Outdoor Lighting:

Mr. Greenly announced that his presentation included material obtained from the Pennsylvania Outdoor Lighting Council's model ordinance for all PA municipalities and the International Dark Sky Association's national model for outdoor lighting.

Mr. Greenly:

- Added definitions to the Code's verbiage on Design Standards, Performance Standards and Canopy Lighting.

Mr. Elgart suggested creating a definition and time restriction for the residential use of "temporary / seasonal" lighting. Mr. Greenly offered to research the matter.

Group discussion addressed and identified past issues regarding light trespass. Ms. Camp noted that full-height restrictions existed in a time when the technology for the lamps didn't have any kind of cut-offs and it was the height of the pole that determined how far the light spilled.

- E-1 requires all lights to meet the IESNA full cut-off; eliminating the need to regulate pole height.
- Floodlights and wall-mounted luminaries are restricted from being used to illuminate a parking lot.
- Under Canopy lighting for such applications as gas stations, hotel/theatre marquis, banks, fast food and drugstore drive-ups shall be accomplished using flat-lens full-cu-cutoff luminaries aimed straight down and shielded in such a manner that the lowest opaque edge of the luminaries shall be below the light source and its light-directing surfaces, at all lateral angles around the luminaries.

New Business: Noise

Mr. Greenly noted that since national standards for noise ordinances closely resemble our Noise Ordinance, little change is required.

New Business: Gasoline Filling Stations

Group discussion addressed the following:

- Design standards for stations with proximity to residential areas.
- Safety standards for electric re-charging stations with gasoline stations.
- Safety standards for sites that generate and store energy.
- Safety standards for sites that provide a variety of fuel products.

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

Respectfully Submitted,

MARK MCKEE, SECRETARY

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