

**UPPER MERION TOWNSHIP PLANNING COMMISSION
DECEMBER 14, 2011**

The Upper Merion Township Planning Commission met for their regularly scheduled meeting on December 14, 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; Scott Greenly, Associate Planner; and Maudy Hedlund, Recording Secretary. Absent: Mark McKee, Secretary; Thomas Sincavage, III; Robert Loeper, Township Planner.

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 (amended).
November 9, 2011.**

Ms. Camp motioned for the approval of the amended Minutes for October 26, 2011. Mr. Elgart seconded. A 3-0 vote in favor carried.

Ms. Camp motioned for the approval of the Minutes for November 9, 2011. Mr. Krutsick seconded. Mr. Elgart abstained. A 2-0 vote in favor carried.

Plans

**Pasquale Properties
520 Shoemaker Road
DP 2011-09**

Construct 5,765 sf building for commercial Laundromat with 1,000 sf office on 2nd floor. Convert existing 5,400 sf restaurant into office space. Site improvements include access drives, parking, stormwater management, landscaping and lighting. C-2, 1.338 acres.

Present: Mr. Charles Pasquale, Pasquale Properties.

The applicant thanked the Commission for its recommendation to relocate the Handicap parking spaces.

The modified plan, submitted to the planner's office on December 14, provided additional information about the parking calculations that meet township requirements.

The applicant proposes to:

- Move the handicapped parking spaces closer to the Laundromat's entrance.
- Reduce the size of the second floor office space from 1,000 sq. ft. to 700.
- Adjust the proposed square footage of the office space from 5,400 sq. ft. to 4,100 sq. ft.
- Add additional plantings around the building to aid with a buffer.
- Move the retaining wall back from the boundary line.

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Minutes were approved on January 11, 2012.

- Request three waivers for grading, buffers and grading within 15 feet of the property line.

Mr. Elgart made a motion that the Planning Commission recommend approval of the submitted plan to the Board of Supervisors with the comment that the plan contains revised square footages for the office space and parking spaces. We further recommend approval of the requested waivers for grading and buffers. Ms. Camp seconded. A 3-0 vote in favor carried.

King of Prussia Hotel Properties, L.P.

240 Mall Boulevard

SD 2011-02

Mortgage subdivision pursuant to §145-32.1

SC, 6.52 acres

Present: Denise Yarnoff, Esq., Riley, Riper, Hollin and Colagrecio, Exton, PA.

The applicant, as owner of the Hotel Sierra and Joe's Crab Shack wants, for purposes of a mortgage subdivision only, to separate the Joe's Crab Shack restaurant from the Sierra hotel.

On behalf of Mr. Loeper, Mr. Greenly requested members to take a vote on this application.

Ms. Camp motioned approval of the mortgage subdivision for King of Prussia Hotel Properties, L.P. at 240 Mall Boulevard. Mr. Elgart seconded. A 3-0 vote in favor carried.

Business Improvement District

Land Use Update

To be provided by Mr. Loeper.

Development Plans

Update

The Planning Department will hold a meeting with representatives Goodman Properties and Target this week.

Adjournment: There being no additional business, the meeting adjourned at 8:00 p.m.

Respectfully Submitted,

MARK MCKEE, SECRETARY

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DECEMBER 14, 2011**

TO: UPPER MERION TOWNSHIP BOARD OF SUPERVISORS

FM: UPPER MERION TOWNSHIP PLANNING COMMISSION

**REF: Pasquale Properties
 520 Shoemaker Road
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The members of the Commission reviewed the above referenced plan.

Mr. Elgart made a motion that the Planning Commission recommend approval of the submitted plan to the Board of Supervisors with the comment that the plan contains revised square footages for the office space and parking spaces. We further recommend approval of the requested waivers for grading and buffers. Ms. Camp seconded. A 3-0 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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