

**UPPER MERION TOWNSHIP PLANNING COMMISSION  
AUGUST 24, 2011**

The Upper Merion Township Planning Commission met for their regularly scheduled meeting on August 24, 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; Jaquelin Camp\*; Robert Loeper, Township Planner; Scott Greenly, Associate Planner; and Maudy Hedlund, Recording Secretary.  
Absent: William Jenaway, Liaison for the Board of Supervisors.  
\* Transit delay.

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 July 27, 2011:**

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

**Workshop**

**Status of Code Update  
Update on Business Improvement District Activities  
Review of Residential Map Changes  
Final review of Residential Districts**

Status of the Code update:

Discussions with the chief editor of the General Code regarding the complex mechanics of adopting a new Code resulted in a recommendation to submit the adopted Code in segments to them and, upon completion, to ratify them all at once.

Mr. Loeper recommended:

- Holding further discussion of sections of the existing Code that are slated for retention or elimination.
- Combining the AR and SM districts.
- A need to re-address digital ground signs.
- Review of general regulations for lighting, noise performance, and other standards.

In response to Mr. McKee's concern regarding general regulations not applying to public utility companies, Mr. Loeper requested Mr. McKee to submit a recommendation. Mr. McKee accepted.

- Language for enforcement provisions.
- Requirements for personal care facilities.

Mr. Loeper provided a status on Board-delegated assignments; the Commission's work on the Floodplain District Ordinance; and the availability of the 2012 FEMA floodplain maps.

Updates on the Business Improvement District's (BID) activities:

- The BID is investigating ways to bring the Mall closer to Route 202 by erecting a four-story, multi-use building on the parking fields that flank the Court. The construction would not require a change in current zoning. The parking fields have been used more for storing plowed snow and staging equipment. This and the installation of low-maintenance shrubs and foliage along Route 202 would bring a more urban feel to the area.
- The BID's recommendations for residential communities located along Route 202 across from the Mall include changing the set-backs to bring things closer to the street and converting the residential communities into cul-de-sacs by closing access from Route 202.
- The BID addressed issues within the First Avenue corridor regarding one-story buildings and roads that do not connect; SEPTA's preferred location for a transit station; and the need for creating areas of residential mixed use.
- The BID's and Township's joint grant proposal for a road diet on First Avenue would narrow the four lanes down to two; provide a center lane for left turns; and provide sidewalks on *all* portions of the road.
- The BID will be meeting with stakeholders to further discuss analysis of existing zoning.
- The BID requests the Planning Commission's opinion on FARs and parking stall sizes.

The Township has been contacted about the possibility of demolishing a portion of the former Louderback building and raising the remaining portion to a three-story office building.

From group discussion:

- Ms. Camp, who's worked in the First Avenue corridor and remembers having to drive somewhere to get lunch, recommends a pedestrian-friendly setting with ground-floor commercial and apartments above.
- Mr. McKee suggested permitting bike lanes and providing a shuttle.
- Mr. Elgart recommended use of a corporate rambler to transport employees from their neighborhood to work.
- Ms. Camp commented that an initiative for the city of Baltimore, MD, proposes to install much more residential around the transit authority.

Review of changes to the residential map noted the following:

- An increase in higher-density single-family-attached construction along Crooked Lane; at Glen Rose; in Swedeland and Swedesburg.
- The need to incorporate higher-density multi-family residential into other areas.

Other:

Mr. Loeper hopes to issue a first draft of the new Code and the maps by the end of September.

On behalf of the BID's planning consultants Mr. Loeper complimented the Planning Commission on its valuable suggestions.

Mr. Elgart announced that he would not be able to attend the next meeting.

**Adjournment:** There being no additional business, the meeting adjourned at 8:35 p.m.

Respectfully Submitted,

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MARK MCKEE, SECRETARY

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