

**UPPER MERION TOWNSHIP PLANNING COMMISSION**  
**June 8, 2011**

The Upper Merion Township Planning Commission met for their regularly scheduled meeting on June 8, 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; William Jenaway, Liaison for the Board of Supervisors; Robert Loeper, Township Planner; Scott Greenly, Associate Planner, and Maudy Hedlund, Recording Secretary. Absent: Mr. Steve Elgart, Vice-Chairman.

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 May 25, 2011:**

Mr. McKee motioned for their approval. Mr. Krutsick seconded. A 3-0 vote in favor carried.

**Workshop**

**Old Business:**

§157-11 Operation of vehicles other than passenger vehicles on certain streets is prohibited.

Mr. Krutsick provided a brief overview and turned the meeting over to Mr. McKee, who explained that a continuing problem in the township appears to be a technical issue that inhibits enforcement of the ordinance for large commercial vehicles and trucks on certain local, residential streets.

Mr. McKee submitted Steve Elgart's suggestion to pass the following motion to the Board of Supervisors for consideration:

"Whereas large heavy trucks and commercial vehicles are illegally using posted local residential roads, resulting in dangers to the public health, safety and welfare of the motoring public and local residents; and, whereas such use causes undue damage to local roads, with the resultant expense to the Township and its taxpayers; and, whereas the Township Ordinance to control and enforce the same §157-11 appears technically misplaced and arguably without any penalty provisions; therefore, is a motion recommended that the Board of Supervisors consider technically changing the location of §157-11 from Article II to Article III to enhance enforcement."

In response to Mr. Krutsick's request, Mr. McKee motioned to accept the recommendation. Ms. Camp seconded. A 3-0 vote in favor carried.

Group discussion addressed:

- The weight and size of the commercial vehicles in question.
- A recommendation to change the phraseology to “Article III” or elsewhere within the document.
- A recommendation to change §157.2.

Proceeding to the next Agenda item, Mr. Krutsick turned the meeting over to Mr. Loeper.

### **New Business:**

Article XXXIIA Steep Slope District  
Article XXXIII Development Plans  
Article XXXIV Administration and Enforcement  
Article XXXV Zoning Hearing Board  
Article XXXVI Amendments  
Article XXXVII Miscellaneous Provisions

Highlights from Mr. Loeper’s presentation:

Article XXXIIA - Steep Slope District

- The Steep Slope Ordinance was originally created in 1989, and modified in 1998 and 2006. The 2006 update created beneficial exemptions.

Article XXXIII – Development Plans

- A recommendation to remove §165-234 from Article XXXIII and, for consistency, clean it up for use elsewhere.
- The Board of Supervisors has a policy for minor plans.  
Mr. McKee requested a copy of the minor plan policy statement.

Article XXXIV Administration and Enforcement

- PADOT is issuing new guidelines on traffic studies. The Planner’s Office is awaiting PADOT’s final draft.
- A recommended change to §165-247 (traffic impact study requirements): that it be based, not on the site’s acreage, but on the number of peak-hour trips it would generate.

Ms. Camp commented that traffic impact studies are useful when there are a lot of options for how a particular site might be developed. In a case where the current traffic load and proposed change to the traffic load are understood, and the options for that traffic are already set and not going to change, the impact that traffic will have will already be known. Having a study done isn’t going to change any of those numbers. The decision needs to be whether or not the community can handle the impact.

Article XXXV Zoning Hearing Board

- Group discussion addressed the submission of a modified application that was previously denied.

Article XXXVI Amendments

- Amendments must comply with the latest version of the MPC.
- Zoning amendments have to be referred to the Planning Commission and the County.

Article XXXVII Miscellaneous Provisions

- No changes were recommended.

Other:

- Mr. Loeper announced that the BID's Land Use Committee intends to hire a consultant for commercial zoning.
- An approximate delay of one year in FEMA's implementation of the Map Amendments prompted Mr. Loeper to table the work on the Flood Plain Ordinance for this year.

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

Respectfully Submitted,

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MARK MCKEE, SECRETARY

**UPPER MERION TOWNSHIP PLANNING COMMISSION  
JUNE 8, 2011**

**TO: UPPER MERION TOWNSHIP BOARD OF SUPERVISORS**  
**FROM: UPPER MERION TOWNSHIP PLANNING COMMISSION**  
**REF: §157-11 Operation of vehicles other than passenger vehicles on certain streets is prohibited.**

**PRESENT:** Robert Krutsick, Chairman; Mark McKee, Secretary; Jaquelin Camp; William Jenaway, Liaison for the Board of Supervisors; Robert Loeper, Township Planner; Scott Greenly, Associate Planner, and Maudy Hedlund, Recording Secretary.  
Absent: Steve Elgart, Vice-Chairman.

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The members of the Commission reviewed the above referenced plan. I do believe the opinions expressed herein, do properly define the position of the Commission.

Mr. Krutsick provided a brief overview and turned the meeting over to Mr. McKee, who explained that a continuing problem in the township appears to be a technical issue that prevents prohibiting large commercial vehicles and trucks on certain local, residential streets.

Mr. McKee submitted Steve Elgart's suggestion to pass the following motion to the Board of Supervisors for consideration:

"Whereas large heavy trucks and commercial vehicles are illegally using posted local residential roads, resulting in dangers to the public health, safety and welfare of the motoring public and local residents; and, whereas such use causes undue damage to local roads, with the resultant expense to the Township and its taxpayers; and, whereas the Township Ordinance to control and enforce the same §157-11 appears technically misplaced and arguably without any penalty provisions; therefore, is a motion recommended that the Board of Supervisors consider technically changing the location of §157-11 from Article II to Article III to enhance enforcement."

In response to Mr. Krutsick's request, Mr. McKee motioned to accept the recommendation. Ms. Camp seconded. A 3-0 vote in favor carried.

Sincerely yours,

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MARK MCKEE, SECRETARY

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