

**UPPER MERION TOWNSHIP PLANNING COMMISSION
JULY 27, 2011**

The Upper Merion Township Planning Commission met for their regularly scheduled meeting on July 27, 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.

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 13, 2011:

Mr. Elgart motioned for the Minutes' approval. Ms. Camp seconded. Mr. McKee, who was not present at the last meeting, abstained. A 3-0 vote in favor carried.

Conditional Use

Independent Mortgage Company

338 Ross Road

King of Prussia, PA 19406

Cluster Overlay

Convert existing 4-unit garage into two dwelling units, site has existing 3-unit structure.

R-2 Residential District, 59,980 SF

Present: Carl N. Weiner, Esq., HRMM&L, 375 Morris Rd., Lansdale, PA 19446.
Christopher D. Burkett, PE, RLA, LEED® AP, 415 McFarland Rd.,
Kennett Square, PA 19348.
Ty and Chuck Borkowski, AVA, 1301 Fayette Street, Conshohocken, PA.
19428, owners of the property.
James Ankers, 381 Spring Lane, King of Prussia, PA 19406.

Mr. Loeper provided an overview of the existing, non-conforming triplex and its four-unit, 1.5-story garage. The applicant would have to submit an amended plan to show additional improvements.

On behalf of the property owners, Mr. Weiner requested a Conditional Use to allow a cluster overlay. He showed how the four, 1.5-story garages would become two, 2.5-story residential units, each with a one-car garage. The cluster overlay would be applied to the lot occupied by the triplex and four-car garage to create five, fee-simple, owner-occupied condominiums.

From group discussion:

- The existing setbacks will not change.
- The existing woodlands will be retained.
- The steep slopes will not be disturbed.
- Site improvements made by the previous owner meet Code requirements.

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Minutes were approved on August 24, 2011.

- The units are sprinklered.
- The plan provides ten additional parking spaces. Each of the five units would be allocated one additional parking space.
- Mr. Elgart suggested widening the access / driveway.
- Ms. Camp stated that the property's irregular tract configuration meets the requirement for a Cluster Overlay.
- Members agreed to recommend creation of a condition that prevents conversion of the garage to living space.

Area resident, Mr. Ankers voiced approval of the proposed condominium.

Mr. Elgart motioned that the Planning Commission recommends that the Board of Supervisors approve a Conditional Use Cluster Overlay for two additional dwellings on this site with the requirements that all five dwellings on the site be converted to condominium ownership; that the Open Space be held by the Condominium Association; and that the condominium document include a provision that the garages cannot be converted into living space. Ms. Camp seconded. A 4-0 in favor carried.

The applicant and representative extended their gratitude to the Commission.

Workshop: Outdoor Lighting

Mr. Krutsick opened the Workshop discussion on Outdoor Lighting.

Mr. Greenly's presentation addressed the following three changes to the Ordinance.

Under sub-sections:

B. Applicability

- (5): *Emergency lighting, as may be required by any public agency or utility company while engaged in the performance of their duties exempt from the requirements of this ordinance.*
- (6): *Seasonal holiday lighting and illumination of the American and state flags shall be exempt from the requirements of this ordinance, providing that such lighting does not produce glare on roadways and neighboring residential properties.*

E. Design Standards 3 (b):

Recreational Light fixtures shall comply with the standards and regulations set forth by subsection H of this section.

Mr. Loeper provided an overview of ongoing activities and their timeframes.

**UPPER MERION TOWNSHIP PLANNING COMMISSION
JULY 27, 2008**

TO: UPPER MERION TOWNSHIP BOARD OF SUPERVISORS

FM: UPPER MERION TOWNSHIP PLANNING COMMISSION

REF: Independent Mortgage Company
338 Ross Road
King of Prussia, PA 19406
Cluster Overlay
Convert existing 4-unit garage into two dwelling units, site has
existing 3-unit structure.
R-2 Residential District, 59,980 SF

PRESENT: Chairman Krutsick; Vice-Chairman Elgart; Secretary McKee;
Member Camp; Township Planner Loeper; Associate Planner
Greenly and Recording Secretary Hedlund.

The members of the Commission reviewed the above referenced plan.

Mr. Elgart motioned that the Planning Commission recommends that the Board of Supervisors approve a Conditional Use Cluster Overlay for two additional dwellings on this site with the requirements that all five dwellings on the site be converted to condominium ownership; that the Open Space be held by the Condominium Association; and that the condominium document include a provision that the garages cannot be converted into living space. Ms. Camp seconded. A 4-0 in favor carried.

I do believe the opinions expressed herein, do properly define the position of the Commission.

Sincerely yours,

MARK MCKEE, SECRETARY

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

Respectfully Submitted,

MARK MCKEE, SECRETARY

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