

UPPER MERION TOWNSHIP PLANNING COMMISSION

September 14, 2016

The Upper Merion Township Planning Commission met for their regularly-scheduled meeting on September 14, 2016 at 7:00 p.m. in the Township Building, 175 W. Valley Forge Rd., King of Prussia, PA.

Present: Jaque Camp, Chairperson; Matthew Popek, Vice-Chairperson; Mark McKee, Secretary; Vivian Peikin, Member; Kyle Brown, Associate Township Planner; Maudy Hedlund, Recording Secretary.

Absent: Todd Brown, Member; Robert Loeper, Township Planner; William Jenaway, Liaison to the Board of Supervisors.

The pledge of allegiance to the flag was followed by self-introductions.

Meeting Minutes: July 13, 2016
August 24, 2016

Jaque Camp opened the meeting with a status on the above-mentioned meeting minutes. Matt Popek's suggestion to defer approval of the July 13 Minutes to September 28, 2016 met with the members' approval. *

Vivian Peikin motioned to accept the Minutes of August 24, 2016, as presented. Matt Popek seconded. Jaque Camp, who did not attend that meeting, abstained. A 3-0 vote, in favor, carried.

Plan: DP 2016-04: LeCesse Development, 750 Moore Road, Amended Land Development, 248 apartments, multi-family development on 5.097 acres, KPMU (King of Prussia Mixed Use District).

Present: George Broseman, Esq., Kaplin Stewart, 910 Harvest Drive, Blue Bell, PA. Terry Field, Project Manager, LeCesse, 750 Moore Road, King of Prussia. Mark Thompson, Project Manager, Taylor Wiseman & Taylor.

Kyle Brown provided a brief overview of the development plan and introduced the applicant's counsel, Mr. George Broseman.

From Mr. Broseman's presentation:

The O'Neill property at 750 Moore Road, which previously received final approval for a 248-unit apartment complex, is under agreement of sale to applicant LeCesse Development, a national apartment builder who appeared before the Board of Supervisors' Workshop last week, and who is seeking an amended final land development plan, consistent with what was approved before.

*: The September 28, 2016 meeting was cancelled.

The July 13, 2016 and September 14, 2016 Minutes were approved on October 12, 2016.

To make the development more marketable the applicant wants to change the layout of the one- and two-bedroom apartment building. A plan that increases the impervious coverage by less than 1,000 square feet over the previous one allows 68 additional parking spaces.

The applicant is seeking a recommendation from the Planning Commission for approval of their plan to proceed with an amended land development plan under the prior Suburban SM zoning district with a text amendment, which allows multi-family for this location.

From Mr. Terry Field's presentation:

The previous plan proposed an E-shaped building. This plan proposes a U-shaped podium building. To make better use of the site's topography, the 65-foot tall podium building would be constructed on the parcel's higher portion and face Moore Road. Its columns will allow for additional parking under the building. The number of required parking spaces is 336; 413 are proposed. Four elevators, one in each corner of the building, will provide equidistant access to a parking space. An agreement with Morgan Property Management may assign a primary parking space for each apartment and leave the rest to a first-come, first-serve basis.

To avoid a monolithic look, the architect designed a building that allows light and air to come into all of its sides. The building is articulated with solids, voids, colors and textures. Every unit is handicapped-accessible/-adaptable and has a balcony. An elevated deck above the parking area provides outdoor amenities such as a fire-pit, grills, and a swimming pool. A reservable community room is equipped with Wi-Fi.

The building will have a residential loading area. Two trash shoots convey trash through the garage-level to a compactor. Setbacks were moved to create a twenty-seven percent green space.

From group discussion:

Matt Popek requested installing a pedestrian crosswalk between the drive aisles.

From Mr. Thompson's presentation on storm-water management:

The stormwater management plan is under the Township's Engineer's Review. It consists of an underground detention basin equipped with four rows of pipes to slow the rate of stormwater down; porous paving supported by a PVC liner; and sufficient plant material to soak up water in this sink-hole-prone area of the township.

Request for a recommendation:

Mr. Broseman stated that the applicant is looking for a recommendation of the amended plan, to be able to appear before the Board of Supervisors on September 22.

Motion:

Matt Popek made a motion to recommend to the Board of Supervisors approval of Plan 2016-04. He commended the applicant for the amended plan; for taking into account some of things that have been discussed along the way, and asked the applicant to consider adding the pedestrian amenity he requested. Mark McKee seconded. A 4-0 vote, in favor, carried.

Commission Discussion on SEPTA Community Working Group:

Jaque asked members for their interest in participating in Septa's Community Working Group, which is looking for a few members. Matt recused himself. Jaque indicated an interest in participating, as did Vivian. Jaque will contact Todd Brown and SEPTA's Engineer, Liz Smith.

Comprehensive Plan Steering Committee:

Matt commented that the entire Planning Commission will be involved. Matt and Mark will serve on the Comprehensive Plan's Steering Committee.

Citizen Appreciation Luncheon – November 6, 2016, Noon at Maggiano's.

Vivian Peikin stated that she will be unable to attend.

There being no additional business, the meeting adjourned at 7:50 p.m.

Sincerely yours,

MARK MCKEE, SECRETARY