

UPPER MERION TOWNSHIP PLANNING COMMISSION
January 27 , 2016

The Upper Merion Township Planning Commission met for their regularly-scheduled meeting on January 27, 2016 at 7:00 p.m. in the Township Building, 175 W. Valley Forge Rd., King of Prussia, PA.

Present: Jaque Camp, Chairperson; Mark McKee, Secretary; Vivian Peikin, Member; Matthew Popek, Member; and Robert Loeper Township Planner.

Absent: William Jenaway, Liaison to the Board of Supervisors.

SD 2016-01: 231 Matsonford Road
Residential Development (10.35 Acres); R1

Mr. Loeper presented a subdivision project at 231 Matsonford Road. The subdivision will include seven residential lots; one containing the existing dwelling on the property, and the remaining six will be accessed by a cul de sac, with 3.2 acres remaining as dedicated open space. The owner is proposing to use the cluster overlay, and will need to submit a conditional use application. To qualify as a cluster the property a site must have flood plain areas, steep slope, historic structures, or wooded areas. The flood plains have been taken out of the calculation leaving the seven proposed lots. The subdivision application itself was submitted to Montgomery County as well as Remington, Vernick, and Beach for review and has not yet been returned. The road is being built to township standards to potentially be dedicated to the township, and the open space will be dedicated to a homeowner's association. The utilities will be brought in from Matsonford Road, and the sewer service will have to pump up instead of being gravity fed to ensure that the tributary and creek remain undisturbed.

Jeff from Czop Specter Engineers explained that the design is environmentally sensitive due to the fact that the property owner will still be living in the subdivision. He also explained that the property's stormwater will be managed by a berm and infiltration basin, as well as a rain garden, which is under review as part of the NPDES permit. The subdivision meets site distance requirements from PennDOT and no changes will be made to Matsonford Road to turn into the subdivision. All landscape plans were reviewed by the Shade Tree Commission and the comments were sent back to the applicant.

The Planning Commission members discussed the need for a snow easement in the cul de sac, as well as the standard for sidewalks on private vs. township maintained roads. A road will not be taken over by the township if it does not meet PennDOT standards for liquid fuels. Questions were also asked in reference to pedestrian routes to the nearby septa station.

The Kalis and Bentley families of Upper Gulph Road commented that it was very important to them to preserve as much of the open space and wooded areas to create a

buffer between the existing homes on adjacent properties and the proposed homes of the Losty subdivision. Mr. Kalis also expressed concerns about land disturbance and if the stormwater plan and if it will have any effect on the surrounding properties.

Kevin Seamon of Matsonford Road expressed concerns over the setbacks of the houses from the property line and how close they will be to his house. He also commented that he is against the sidewalks on Matsonford Road and that the builder for the project is one of the best home builders in the business.

Ms. Rice of Matsonford Road expressed concern that the backs of the proposed houses will face the front of her porch and bay window, and that they are out of character for the sizes and types of properties already existing in the neighborhood. She also expressed concerns about water runoff and underground springs as well as trees in the open space that are dead.

Mr. Kolea of Matsonford Road commented that the residents were not given enough time to prepare to attend the meeting, and the developer did not approach the residents to meet with them. He also stated that the saturation of homes does not fit into the neighborhood, and that he does not agree with the installation of sidewalks on Matsonford Road.

Additional Business:

Mr. Loeper advised the Planning Commission that notification from FEMA was received and that the new flood plain maps will become effective on March 2, 2016. In anticipation of that the Township has been working on adopting the required flood plain ordinance, however has faced trouble in coordination between FEMA and the Montgomery County Planning Commission. The DEP has not reviewed the ordinance due to the current budget stalemate. Upper Merion Township has been labeled as a Category D municipality which is based on the level of floodplain in the township. The new flood plain maps lessen the current amount of flood plain and add some new areas into the flood plain. The standards in the FEMA required ordinance provides for the statutory authorization, identification of flood plains as of 3/2/16 maps, and identifies flood area districts (FW), elevation determined districts (AE). There are technical provisions that deal with alteration or relocation of water course, development which could endanger human life, and prohibited activities. Standards for Design and Construction will require flood proofing in certain zones for structures, and the Chief Building Officer will be the flood plain administrator. There are also provisions for properties that have had multiple claims. If the ordinance is not adopted before the March 2nd deadline, the township will be out of compliance and will not fall under the federal flood insurance program. Ms. Peikin motioned that the Planning Commission recommend approval and adoption of the flood plain ordinance. Ms. Camp seconded. A 5-0-1 vote in favor, carried.

There being no additional business, the meeting adjourned at 8:47 p.m.

Sincerely yours,

MARK MCKEE, SECRETARY