

UPPER MERION TOWNSHIP PLANNING COMMISSION
JULY 12, 2017

PLEDGE OF ALLEGIANCE:

ATTENDANCE:

Matt Popek, Chair
Vivian Peikin, Secretary
Todd Brown, Member
Kyle Brown, Associate Planner
Maudy Hedlund, Recording Secretary

ABSENT:

Mark McKee, Vice-Chair
Jaque Camp, Member
William Jenaway, Liaison to the Board of Supervisors
Rob Loeper, Township Planner

MEETING MINUTES APPROVAL:

On a motion by Ms. Peikin, seconded by Mr. Brown, with three members voting “aye” the Minutes of June 28, 2017 were approved, as presented.

PLAN:

SD 2017-04 Hanson Properties: 367 S. Henderson Road. A lot-line revision to remove approximately 23,000 SF of land from adjoining land holding of PECO and consolidate with the adjoining lot at 267 S. Henderson Road, resulting in no additional lot. LI-Limited Industrial, 33,668 SF.

PRESENT: Craig Robert Lewis, Esq., Kaplin Stewart Attorneys at Law, Blue Bell, PA.

HIGHLIGHTS OF ROB LEWIS’ PRESENTATION:

Two of the three parcels that Hansen Road Properties owns front on Hansen Road. Recently the applicant entered into an agreement with PECO to purchase a former rail siding that bisects these parcels. The agreement is contingent on approval of the lot-line revision application. The approval would add 23,000 square feet and create a common border for the two parcels. It was noted that a remnant PECO parcel would not become land-locked.

REVIEW LETTER:

The Township’s Engineer’s review letter did not identify any issues.

MOTION:

In response to Matt Popek’s inquiry, Todd Brown made a motion to recommend approval by the Board of Supervisors for application of SD2017-04. Vivian Peikin seconded. A 3-0 vote, in favor, carried.

PLAN:

DP 2017-09 170 N. Henderson: Modification to existing medical office building and accompanying patient drop-off facilities including expansion of existing off-street parking. CO-Commercial Office, 2.99-acres.

MR. BROWN'S OVERVIEW:

The house on Henderson Road, which was the former Enterprise Car Rental site, will be demolished. Part of that property will become the parking lot for this office building. That lot's significant impervious coverage will be decreased.

The lot for the office building will have some minor adjustments. The building will also have some modifications in order to accommodate a patient drop-off facility.

PRESENT: Craig Robert Lewis, Esq., Kaplin Stewart Attorneys at Law, Blue Bell, PA.
Chris Pilko, Architect, RHJ Associates, P.C., King of Prussia, PA.
Patrick J. Stuart, Orsatti & Stuart Associates, Inc. – Landscape Architects, King of Prussia, PA.

FROM MR. LEWIS' PRESENTATION:**PROPERTIES BELONGING TO THE CLIENTS:**

The clients own 170 N. Henderson with its improved parking lot and 46,000-square foot, three-story office building and the converted residential property at 146 N. Henderson Rd., which was used by Enterprise Car Rental. The mass of the existing Enterprise building would be returned to grass.

LAND DEVELOPMENT:

This project will require making sufficient changes to this site to necessitate a land development.

The plan proposes to:

- Consolidate both lots by demolishing the Enterprise Car Rental structure.
- Utilize that additional land mass as a way to improve circulation; improve availability of parking for the office building; and help facilitate an overall renovation and remodel of this building to bring it up in scale and be able to market it to a high-quality medical tenant.

In order to do that they need:

- The additional parking and better traffic circulation.
- An improved patient drop-off facility will be located opposite Henderson but is not visible right out on the road.

ACCESS:

The driveway serving the 146 N. Henderson lot will be removed, while the two driveways for 170 N. Henderson will remain the same.

GENERAL PLANNING:

This project will, ultimately, reduce total building coverage and total impervious coverage of the combined lots.

STORMWATER MANAGEMENT:

Stormwater management will be required for any new impervious. A net decrease in impervious is expected. The applicant has submitted a stormwater plan and is awaiting feedback from the Township Engineer.

UNDERGROUND DETENTION:

Some underground detention is being planned with a large pipe.

RAINGARDEN:

Kyle Brown noted that a raingarden is proposed.

THE BUILDING'S FLOOR SPACE:

- A loss of space in the building's rear will result in a net reduction of square footage.
- Individual offices and the lower two floors would be leased to a single tenant.
- Improvements being made to the third floor, which will remain, should be completed by the end of July.
- The building's third floor will remain a multi-tenant space.

TENANT:

Several major medical players are vying for the location but a tenant has not been identified.

PATIENT DROP-OFF LOCATION:

The under-cover patient drop-off facility will be located behind the building.

PARKING RATIO:

A 4/1000 ratio with minimal disturbance to the site is proposed.

PARKING:

- 161 parking spaces are proposed.
- Some additional parking will be available at 146 N. Henderson.

HANDICAP PARKING:

- 8 compliant handicapped spaces are proposed at the patient drop-off.
- 2 compliant handicapped spaces will be converted into loading spaces for larger vehicles.

LANDSCAPING:

Proposed are new street trees along Henderson, shade trees in the parking lot, and a buffer on the northern side.

ENGINEER'S REVIEW LETTER:

The applicant is awaiting feedback from the Township Engineer.

TIMELINE:

As early as construction allows in early 2018.

CROSSWALK:

A non-compliant driveway grade prompted the applicant to install a new buffer and set of stairs to provide a defined access up from the lower lot and an inclined crosswalk into the front entry level.

MINOR DEVELOPMENT PLAN:

Mr. Lewis expressed his hope that this sub-division and land development plan will be approved and passed through as a minor development plan.

MOTION:

Todd Brown motioned to recommend approval by the Board of Supervisors for item DP 2017-09. Vivian Peikin seconded. A 3-0 vote, in favor, carried.

ADJOURNMENT:

Vivian Peikin motioned to adjourn the meeting. Todd Brown seconded. There being no additional business, the meeting adjourned at 7:45 p.m.

Sincerely yours,

VIVIAN PEIKIN, SECRETARY