

**UPPER MERION TOWNSHIP PLANNING COMMISSION**  
**JUNE 28, 2017**

**PLEDGE OF ALLGEGIANCE**

**ATTENDANCE**

Matt Popek, Chair  
Vivian Peikin, Secretary  
Jaque Camp, Member  
Todd Brown, Member  
Kyle Brown, Associate Planner  
William Jenaway, Liaison to the Board of Supervisors  
Maudy Hedlund, Recording Secretary

**ABSENT**

Mark McKee, Vice-Chair  
Rob Loeper, Township Planner

**MEETING MINUTES APPROVAL**

On a motion by Mr. Brown, seconded by Ms. Camp, with four members voting “aye”, the minutes of May 24, 2017, were approved, as presented.

**PLAN**

**DP 2017-07:** 121 E. Church Road, Norcini Auto Body. Construction of a 36’ x 54’ storage garage on existing impervious area. LI Limited Industrial, 1.09-acres.

**PRESENT:** David Norcini, Proprietor, Norcini Auto Body, King of Prussia, PA.  
Joseph A. Zadlo, Architect/Planner, Lower Gwynedd, PA.

**MR. BROWN’S OVERVIEW**

The applicant will appear before the Board of Supervisors’ next meeting to request a waiver from the land development process and is seeking a recommendation from the Planning Commission in order to record the plan.

**MR. ZADLO’S PRESENTATION**

Norcini Auto Body proposes to construct a totally-enclosed pole barn for the storage of auto body parts on an already-paved area within the side-yard setback. The proposed pole barn will have a ten-foot high ceiling, an overhead entrance door and electrical, but no water or sewer services. There are no plans to pave another area.

### **PARKING**

The property provides plenty of parking spaces.

### **TRAFFIC**

There will be no changes in the amount of traffic.

### **MOTION**

In response to Matt Popek's inquiry, Vivian Peikin moved that the Planning Commission recommends the applicant's request for a waiver of land development to the Board of Supervisors. Todd Brown seconded. A 4-0 vote in favor, carried.

### **PLAN**

DP 2017-08: 800 Third Avenue, Lilly Pulitzer. Two, two-story office building additions, approximately 4,900 SF each, to the existing office and warehousing facility. KPMU-King of Prussia Mixed Use District, 10.0-acres.

**PRESENT:** Tim Crews, Sr. Director of Fulfillment, Logistics and Facilities, Lilly Pulitzer, King of Prussia, PA.  
Kevin M. Ember, RLA, McCarthy Engineering, Wyomissing and Boyertown, PA.  
Don Druckenmiller, President, formcraft, Folcroft, PA.  
Todd Bosch, Technical Manager, formcraft, Philadelphia, PA.

### **PROPOSED PLAN**

Needing more space, Lilly Pulitzer would like to expand its 800 Third Avenue office and warehousing facility with two, two-story additions. The front, two-story Atrium will consist of a new entrance, a common area and a breakroom. The back two-story addition will provide new office space for their women's clothing business. Some existing interior office space will be reworked to create a more efficient layout. There is no plan to extend the warehouse portion of the building.

### **NEW HIRES**

The current number of office and warehouse employees is 210. About 30 new employees are anticipated at full build-out.

### **PARKING NEEDS**

Currently, Building 800 has 177 spaces. It will need 122 additional parking spaces. To avoid having to do a lot of new impervious and disturbing the area within the woodlands that surround Building 800, the applicant is proposing to allocate 122 of Building 781's unused parking spaces to serve the parking needs of the 800 building. This would leave an excess of 99 spaces at Building 781. Ninety-five are required. The plan showed a new crosswalk and sidewalk going across Third Avenue directly to the building's front entrance.

**HANDICAP PARKING**

Handicapped parking will be restriped to assure the proper allotment for Building 800.

**PEDESTRIAN SAFETY**

The company wants employees to feel that they can safely walk across the street and has provided a wide path through the parking lot to the east side of Building 781 and a great sidewalk with path lighting from the parking lot of Building 781.

**ENGINEER'S REVIEW LETTER**

The applicant received the Township's Engineer's Review Letter which included minor comments about stormwater and recommended having shared parking agreements in place.

**STORMWATER MANAGEMENT**

To reduce the two-year storm and meet Township requirements the applicant is proposing a stormwater detention basin in the grassy area to the west of the existing building. The basin will release stormwater at a lessened rate, ultimately discharging it through the woods and into the creek.

**GRASS OR BASIN PLANTINGS**

Required plantings have not yet been discussed.

**PUBLIC TRANSPORTATION**

Public Transportation is available at the corner of Third Avenue.

**RECOMMENDATIONS**

Members recommended installing a sidewalk to the bus stop connection and tying stub ends in the Business Park.

**MOTION**

In response to Mr. Popek's inquiry, Todd Brown recommended approval by the Board of Supervisors of Plan DP 2017-08. Jaque Camp seconded. A 4-0 vote, in favor, carried.

There being no additional business, the meeting adjourned at 7:30 p.m.

Sincerely yours,

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VIVIAN PEIKIN, SECRETARY