

UPPER MERION TOWNSHIP PLANNING COMMISSION
August 25, 2010

The Upper Merion Township Planning Commission met for their regularly scheduled meeting on August 25, 2010 at 7:00 p.m. in the Township Building, 175 W. Valley Forge Rd., King of Prussia, PA.

PRESENT: Ken Forman, Vice-Chairman; Steve Elgart; James Shelton; Robert Loeper, Township Planner; Scott Greenly, Associate Planner, and Maudy Hedlund, Recording Secretary.
Absent: Robert Krutsick, Chairman; Mark McKee, Secretary; William Jenaway, Liaison for the Board of Supervisors.

Mr. Forman called the meeting to order at 7:00 p.m. A pledge of allegiance and an introduction of members followed.

Meeting Minutes: August 11, 2010.

Mr. Forman announced that since Mr. Shelton was not present at the previous meeting approval of the August 11 Minutes would be postponed until the next meeting, scheduled for September 22, 2010.

Workshop: Residential Office District

Mr. Loeper used color-coded maps made by Scott Greenly to identify current land uses within the South Gulph Road Corridor. Members commented on how the redevelopment of this primarily-residential area resulted in non-residential parcels that vary in size.

From the group's discussion on the draft on the residential office district:

Referring to Section 3: Conditional Uses, item A, Class One: Mr. Elgart voiced his concern about the ambiguity of the word "professional" and requested formation of a careful definition.

- Businesses that would not be included in this district include medical / dental.
- Mr. Shelton suggested using Standard Industrial Classification (SIC) codes. Mr. Loeper agreed.
- Mr. Shelton felt that the County's design guidelines make sense for Type 1 uses, not Type 2.

Referring to Section 5, item B, Conditional Use Standards and Criteria: Mr. Elgart recommended changing the word "*any*" to "*all*" to read as follows: "For class one conditional uses, the proposed use must preserve, utilize, and maintain all existing principal buildings, provided that such buildings were originally built for residential or related purposes."

Referring Section 5, item E, Driveway Access Controls, 2b.iii: Mr. Elgart recommended that the Township requires (as a part of the conditional use application) that the property owner making the application grant an adjacent neighbor an easement to his driveway.

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Minutes were approved on September 22, 2010.

Mr. Loeper presented a visual of a new town concept and asked members to identify the location. Although the visual's topography was dissimilar, members were pleasantly surprised to recognize it represented a portion of the Mall.

Group discussion identified areas in the country where this concept has been successfully implemented. Mr. Shelton recommended applying this concept to new areas like Henderson Square.

Mr. Loeper introduced the form-based code which deals with street and building design and set-backs. Members commented on its feasibility and, in light of the BID, its appeal. Mr. Loeper offered to put together material on form-based codes for the next meeting.

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

Respectfully Submitted,

MARK MCKEE, SECRETARY

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