

UPPER MERION TOWNSHIP PLANNING COMMISSION
July 14, 2010

The Upper Merion Township Planning Commission met for their regularly scheduled meeting on July 14, 2010 at 7:00 p.m. in the Township Building, 175 W. Valley Forge Rd., King of Prussia, PA.

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

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

Meeting Minutes: May 26, 2010.

The minutes were deferred until Mr. McKee arrived. Mr. McKee offered minor corrections. Mr. Elgart motioned to accept the changes to the Minutes. Mr. Forman seconded and a 4-0 vote carried.

Mr. Loeper provided members with an update on activities within the Township, the Business Improvement District, the Associate Planner's position, and Target's interest in coming to the Valley Forge Shopping Center.

Workshop:

Report on DVRPC Long Range Plan for Sustainable Future

In response to Mr. Loeper's request, members commented on the Delaware Valley Regional Planning Commission's meeting in June. Members agreed that the meeting's goal was the recentralization of economic activity by means of re-urbanization and mass transit.

Proposed Target Store

Mr. Loeper described the proposal that Target presented to the Board of Supervisors:

- The lower level of the shopping center, east of Michael's Crafts, will be demolished.
- A Target store would be constructed at the same elevation as the existing upper level of the center, with parking underneath the building.
- Target would request a change in parking requirements from 5.5 spaces per 1,000 GLA to 4 spaces per 1,000 GLA.
- Target presented results of a parking study prepared by McMann Associates to support the parking reduction.

Mr. Jenaway added that Target's representatives also announced construction of a building that would house restaurants/small stores, much like the Target located on City Line Avenue. Mr. Loeper noted that the parking ratio for the City Line store is 4.

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Minutes were approved on August 11, 2010.

From Mr. Loeper's presentation:

- Target officials stated that they do not expect to run into operational problems.
- Local communities that have reduced parking requirements for shopping centers include Abington, Bristol, Langhorne, Oxford, Middletown, Sadsbury and Springfield.
- The current township code defines a shopping center as being located in a shopping center district. DeKalb Plaza and Henderson Square are currently not shopping centers, by definition.

Mr. McKee stated that trading 5.5 to 4 will provide an economic benefit. He asked if the total amount of retail space that will be built vs. what is being proposed is known.

- Mr. Loeper replied that Target's proposed square footage is unknown at this time. The entire site's square footage is expected to increase by 100,000 sq. ft., from 230,000 to 330,000.

Mr. McKee asked if the township gets any benefit towards the problems that we create with this macadam, like storm water management and green space.

- Mr. Loeper replied that most of the newer centers are coming up with green space.
- Mr. Loeper offered to obtain more information on the parking.

Non-Residential Parking & Loading

Mr. Loeper distributed a copy of the Ordinance 2010. From his presentation and group discussion on existing requirements the following comments and suggestions were made:

- Reduce the stacking ratios for drive-thru lanes at banks and car washes.
- Reduced parking applies to a private facility.
- Make reserved parking a conditional use for an "unspecified" use.
- Shared parking requires a parking study.
- Promote parking requirements for multi-use facilities. Where there are two or more uses, the greatest use would apply.
- To reduce macadam and storm water problems Mr. McKee requested that the Board of Supervisors negotiate to place sections (a), (b), and (c) under "Special Provisions" in "reserve."
- Mr. Elgart recommended one parking space per hotel bedroom vs. one space per unit.

Adjournment: There being no additional business, the meeting adjourned at 8:45 p.m.

Respectfully Submitted,

MARK MCKEE, SECRETARY

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