

UPPER MERION TOWNSHIP PLANNING COMMISSION
April 14, 2010

The Upper Merion Township Planning Commission met for their regularly scheduled meeting on April 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; and Robert Loeper, Township Planner.
Absent: Messrs. Shelton and Jenaway; and Maudy Hedlund, Recording Secretary.

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

Meeting Minutes: March 24, 2010

Mr. Forman motioned to approve the Minutes of March 24, 2010. Mr. Krutsick seconded. A 2-0 vote, representing one absentee and one abstention, carried.

Mr. Krutsick informed members of the upcoming joint meeting with the Board of Supervisors on Thursday, May 6, 2010 at 8:30 p.m.

Workshop Meeting:

An Ordinance, amending the Zoning Code of Upper Merion Township, as amended, being part of Chapter 165 of the Code of the Township of Upper Merion, amending Article II definitions, creating a definition for flag lots and Articles VI and VII residential districts, and providing dimensional regulations for same.

Mr. Loeper handed out the file version of the Flag Lot Ordinance that the Board of Supervisors will review.

The following are highlights of Mr. Loeper's presentation and members' comments.

- The Flag Lot Ordinance would be permitted only in the R-1 and R-1A districts, which are one- and half-acre lots.
- As a conditional use it must go through a more formal hearing process.
- The minimum lot area of the flag lot would be increased to 150 percent of the underlying minimum lot. Mr. Elgart suggested that the criteria should apply to one of the two lots.
- The front and rear-yard setbacks are also increased.
- The driveway (access strip) is not included in the lot area calculation nor shall it be included as part of any building setback.

April 14, 2010.

Minutes were approved on May 12, 2010.

Mr. Loeper informed members of upcoming meetings and workshops before opening the meeting up for a group discussion on:

- An ordinance applicable to redeveloping, non-residential properties.
- Standards for cleaner water entering the streams.
- Alternative energy.
- "Scenic America" (digital signage).
- The Business Improvement District's televised hearing set for 5:30 on May 27, 2010.

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

Respectfully Submitted,

MARK MCKEE, SECRETARY

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April 14, 2010.

Minutes were approved on May 12, 2010.