

UPPER MERION TOWNSHIP PLANNING COMMISSION
December 8, 2010

The Upper Merion Township Planning Commission met for their regularly scheduled meeting on December 8, 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 Mark McKee* Secretary; Steve Elgart; James Shelton*; William Jenaway, Liaison for the Board of Supervisors. Robert Loeper, Township Planner; Scott Greenly, Associate Planner, and Maudy Hedlund, Recording Secretary.
*: Late arrival.

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

Meeting Minutes: October 27, 2010.

Mr. Forman made a motion to approve the October 27, 2010 Minutes. Mr. Shelton seconded. A 4-0 vote in favor carried.

Workshop

Non-Residential Parking and Loading: Review of Montgomery County Comments; Recommendations to the Board of Supervisors.

Mr. Loeper asked members to make changes to the County's suggestions, as stated below, or make a recommendation to submit the information to the Board of Supervisors for approval.

The County provided the following suggestions:

- Provide 2 spaces per thousand for Outdoor Sales vs. the Township's 2.5. per thousand.
- Consider a reduction in parking requirements for regional shopping centers.
- Reduce parking for offices from our requested 4 to 3.5.
Mr. Forman questioned the advantage of 3.5 parking spaces for offices. Group discussion indicated a preference for 4.
- Retain the distinction of "branch" for a bank.
- For hotel/motel add "rentable" in front of "room."
Mr. Elgart considered this suggestion unnecessary.
- Under Personal Services: Required parking required for a barber or beauty shop or dry cleaner exceeds what is needed for a travel agency.
- Retain use of the word "heavy industrial."
Mr. Loeper commented that heavy manufacturing is not anticipated.
- A reduction in parking requirements for areas in proximity to rail stations.
- A reduction in parking requirements where on-street parking is available.
- Recommend that the Code provide a parking maximum.

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Minutes were approved on January 12, 2011.

Mr. Elgart recommended sending the recommendations, as presented, to the Board of Supervisors for their approval. Mr. Forman seconded the motion. With one abstention, members voted 4-0 in favor.

The group briefly discussed the meeting held with the owners of the Valley Forge Shopping Center and the BID's first Land Use Committee's meeting.

Adjournment: There being no additional business, the meeting adjourned at 8:00 p.m.

Respectfully Submitted,

MARK MCKEE, SECRETARY

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