

**UPPER MERION TOWNSHIP PLANNING COMMISSION**  
**May 12, 2010**

The Upper Merion Township Planning Commission met for their regularly scheduled meeting on May 12, 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; James Shelton; William Jenaway, Liaison for the Board of Supervisors; Robert Loeper, Township Planner; and Maudy Hedlund, Recording Secretary.

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

**Meeting Minutes: April 14, 2010 and April 28, 2010.**

Mr. Elgart motioned to accept both sets of Minutes. Mr. Forman seconded and a 3-0 vote carried.

**Workshop:**

**1. Recreation, Park and Open Space District**

Regulations  
Proposed Map

**2. Residential Office District**

Regulations  
Proposed Map

**3. Consolidation of Business Districts**

AR, AR-1 / SM, SM-1 / LI, HI

Prior to Mr. Loeper's presentation, Mr. Elgart suggested adding the Farmer's Market operation as a permitted activity within the Ordinance. Mr. Loeper agreed.

May 12, 2010.

Minutes were approved on May 26, 2010.

The following are highlights of Mr. Loeper's presentation and the group's discussions.

## **1. Recreation, Park and Open Space District:**

Mr. Loeper distributed the hand-out on the Recreation, Park and Open Space District (R, P & O) and began a workshop on the legislative intent of §165-13.

Article 165-13's intent is "to encourage the preservation of passive and active recreation and open space park uses in the Township, to establish reasonable standards of performance in order to maintain the desirable benefits of the park, recreational and open space uses throughout the community, to provide for agricultural uses, and to ensure that such uses will have no adverse effect on abutting residential areas."

- Screening: The R, P and O district requires screening buffers for parking areas. Mr. Loeper suggested moving screening into the Ordinance's requirements.
- Mr. Loeper distributed a list of properties that would be added to the R, P & O District.
- Valley Forge Golf Course: Although the Township could designate it as a "special" district its jurisdiction is governed by the Court order.
- Churches: Churches should be part of the residential districts that surround them. Likewise, sites such as GEI Corp. and Tyson's should be part of the Industrial district.

## **2. Residential Office District**

The following are highlights of Mr. Loeper's presentation and the group's recommendations:

The Residential Office District (ROD), started out as a model district created by the Montgomery County Planning Commission. The district, as written, requires lots to be a minimum of 14,000 sq. ft. to allow conversion to a non-residential use.

The discussion focused on the properties opposite the Valley Forge Memorial Gardens. The Planning Commission commented that:

- The single, residential homes that are located across from the cemetery do not meet the minimum lot size and are not included in the ROD.
- The single, residential homes should be included in the ROD.
- Banks and medical buildings should not be part of the ROD.
- Rather than rezoning the area, protect residential homeowners by creating a Conditional Use Overlay that can be applied to particular properties. The underlying district would remain the same.
- The minimum square footage for an Overlay should be 14,000 sq. ft.
- Create an alley that provides rear access for the residential properties that flank the MAACO site.

May 12, 2010.

Minutes were approved on May 26, 2010.

The Planning Commission also looked at Ivy Lane.

- Ivy Lane is in the C-O District. It's problematic because in order to do anything you need a minimum lot size of 20,000 sq. ft. For most uses, 40,000 sq. ft. is required. Approximately five of the original properties have remained residential but, as such, are considered a non-conforming use.

### **3. Consolidation of Business Districts**

The following are highlights of Mr. Loeper's presentation:

Some examples of the AR District are: Freedom Business, S. Warner at Route 202, the medical building on Allendale, Manor Health Care on Valley Forge Road, and Executive Terrace.

The AR-1 District has unusual set-back measurements. An ordinance facilitated the construction of the Convention Center, the only example of the AR-1.

The SM District was intended to serve as a manufacturing district; however, it has evolved into an office district. The difference in uses between the SM and SM-1 is based on lot size. The SM-1, located primarily at Renaissance, permits outdoor storage. The S-M does not. In both districts commercial and industrial warehouse uses are permitted; some manufacturing exists on First Avenue. The intent would be to combine these districts into one.

Mr. Loeper informed members of the next meeting's agenda.

**Adjournment:** There being no additional business, the meeting adjourned at 9:00 p.m.

Respectfully Submitted,

MARK MCKEE, SECRETARY

mh

May 12, 2010.

Minutes were approved on May 26, 2010.