

**UPPER MERION TOWNSHIP PLANNING COMMISSION**  
**February 24, 2010**

The Upper Merion Township Planning Commission met for their regularly scheduled meeting on February 24, 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; Steven Elgart; James Shelton; Liaison for the Board of Supervisors William Jenaway; 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: January 27, 2010**

Mr. Elgart motioned and Mr. Forman seconded to approve the Minutes of January 27, 2010. A 3-0 vote carried.

Mr. Elgart proposed a resolution that the Commission thanks its former Associate Planner, Brody Bovero, for his many years of superlative service to the Township and to wish him the best in his new position as Manager of Thornbury Township, Chester County. Mr. Forman seconded and a 3-0 vote carried. Mr. Elgart's resolution will be sent to the Board of Supervisors and Mr. Bovero.

**Workshop:**

**1. Planning/Vision (Part II)**

Mr. Loeper thanked members for responding to a questionnaire. Their responses identified the Commission's strong interest in discussing the positive attributes of a good non-residential tax base, open space and recreational opportunities and major highway access, as well as the negative attribute of traffic congestion.

Group discussion addressed:

- Combining, eliminating or adding attributes.
- Providing residents with more recreational space.
- Senior housing provided by surrounding communities.
- Converting industrial areas from "heavy" to "clean."

Members identified their interest in discussing the following topics:

- Fostering a town center identity.
- Developing a "sustainable community" marketing brand.
- The Township's upcoming 300-year anniversary.
- Water quality & storm water management models.
- Overdevelopment of small sites.
- Design-specific codes for electronic signs.

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- Rewriting portions of the Redevelopment Code.
- The Business Improvement District's lead in the 202 corridor's improvements.
- Design standards for residential developments.
- Cluster-designed housing.
- Build-out of the Valley Forge Golf Club.
- Glasgow site possibilities.
- Transfer of Development Rights.
- Incentives for reduction in single-occupant vehicles.
- Disincentives for excess parking.
- Reduction in impervious.
- Park N Ride for outlying Township areas.
- Easy Pass-only ramps at business parks.
- Commission-generated white papers.
- Promoting LEEDS certification.

Mr. Jenaway thanked members for providing him with their instructional comments.

**Adjournment:** There being no additional business, the meeting adjourned at 9:15 p.m.

Respectfully Submitted,

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MARK MCKEE, SECRETARY

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