

**UPPER MERION TOWNSHIP PLANNING COMMISSION**  
**October 27, 2010**

The Upper Merion Township Planning Commission met for their regularly scheduled meeting on October 27, 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; Robert Loeper, Township Planner; Scott Greenly, Associate Planner, and Maudy Hedlund, Recording Secretary. \*Arrived after the Minutes were voted on.  
Absent: William Jenaway, Liaison for the Board of Supervisors.

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 13, 2010.**

Mr. Forman made a motion to approve the October 13, 2010 Minutes. Mr. Shelton seconded. A 4-0 vote in favor carried.

**Workshop**

**Form Based Codes: Potential Applicability** (continued from October 13, 2010).

Mr. Loeper thanked members for providing questions for tonight's workshop on how form-based codes might work in a community as established as Upper Merion.

Mr. Loeper clarified a misrepresentation made at the last meeting, by stating that any form-based development in our community would be a "hybrid."

Mr. Greenly's presentation showed how aspects of form-based development, such as street requirements, trees, lightings and sidewalks, transform unwalkable corridors.

A lengthy group discussion focused on comparing the current Code to form-based codes, providing the following comments:

- Update and simplify the current, problematic Code.  
Create a useable document.
- Form-based code promotes more density; it is not a huge leap from what we currently have.
- Done properly a form-based approach will facilitate redevelopment of the commercial parts of the township.
- Add a residential component to commercial districts.
- Decrease single-occupant vehicular use by increasing shuttle use.
- Provide intra-community transportation to attract commerce (business uses) that turn our community into a more desirable destination.
- Preserve the residential district.

October 27, 2010.

Minutes were approved on Dec. 8, 2010.

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

Respectfully Submitted,

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MARK MCKEE, SECRETARY

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