

UPPER MERION TOWNSHIP PLANNING COMMISSION
March 10, 2010

The Upper Merion Township Planning Commission met for their regularly scheduled meeting on March 10, 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; James Shelton; Liaison for the Board of Supervisors William Jenaway; Robert Loeper, Township Planner, and Maudy Hedlund, Recording Secretary. Absent: Steven Elgart.

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

Meeting Minutes: February 24, 2010

Mr. Forman motioned and Mr. Shelton seconded to approve the Minutes of February 24, 2010. A 3-0 vote carried.

Workshop:

1. Planning/Vision (Part III)

Update

**Business Improvement District
Township 300 Year Anniversary
South Gulph Road**

Mr. Loeper provided a presentation on the Business Improvement District (BID), an organization led by King of Prussia area business owners interested in maintaining the viability of the area's business parks, the Mall, the Warner Road corridor and the Route 202 corridor that's been extended to include Henderson and S. Gulph Roads.

Work on the 1900-acre BID has been four years in the making. The business chairs of the BID will meet with the Township's Board of Supervisors on March 11, 2010. At the March 25th meeting the Board of Supervisors will be asked to authorize a date to hold a public hearing to consider the adoption of the BID. All property owners and tenants within the BID will receive notification thirty days prior to the hearing. If the Board decides to make changes to the BID another thirty-day notification period is provided. Once the BID is adopted a forty-five day period is granted for property owners within the BID to notify the municipality of their disinterest in the BID. If forty percent of business property owners object to the BID, it cannot be formed. Per Pennsylvania law, a BID's five-year sunset provision can be re-authorized.

March 10, 2010.

Minutes were approved on March 24, 2010.

The approved BID would:

- Create an identity for the King of Prussia Business District by extending signage and landscaping along the key corridors.
- Organize and create a marketing approach.

The Commission also discussed unified signage, street lighting and landscaping; a redeveloped First Avenue; BIDs in other townships; the consultants; promoting township events; changes in land uses for industrial areas that are on the verge of transition; and the Schuylkill Valley Metro's termination point at the King of Prussia Mall.

The members also briefly discussed activities and possible events for the Township's upcoming Tri-Centennial.

Mr. Loeper gave a presentation on the complexity of the South Gulph Road corridor using the Township's GIS.

The group focused on the row of residential properties that abut industrial properties on S. Gulph. The houses, which predate the industrial, were built as early as 1948.

Mr. Loeper informed members of:

- Receipt of YSC's development plan which will be reviewed on March 24th.

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

Respectfully Submitted,

MARK MCKEE, SECRETARY

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