

**UPPER MERION TOWNSHIP PLANNING COMMISSION
MARCH 14, 2012**

The Upper Merion Township Planning Commission met for their regularly scheduled meeting on March 14, 2012 at 7:00 p.m. in the Township Building, 175 W. Valley Forge Rd., King of Prussia, PA.

PRESENT: Robert Krutsick, Chairman; Steve Elgart, Vice-Chairman; Mark McKee, Secretary; Jaquelin Camp; Thomas Sincavage, III; Robert Loeper, Township Planner; Scott Greenly, Associate Planner, and Maudy Hedlund, Recording Secretary.
Absent: William Jenaway, Liaison to the Board of Supervisors.

Mr. Krutsick called the meeting to order at 7:00 p.m. A pledge of allegiance and member self-introductions followed.

Meeting Minutes: February 22, 2012

Ms. Camp motioned for the approval of the Minutes of February 22, 2012. Mr. McKee seconded. With two abstentions a 3-0 vote, in favor, carried.

Plans:

**Porcelanosa USA
DeKalb Pike at Long Road
DP 2012-02**

Remove existing structures, redevelop property with a 7,150 SF Tile showroom, and associated site improvements. C-O Commercial, 0.61 acres.

Present: Frank R. Bartle, Esq., Dischell Bartle Yanoff Dooley, Lansdale, PA.
Rolph A. Graf, P.E., Graf Engineering, LLC., Lansdale, PA.
Santiago Manent, Porcelanosa USA, Ramsey, NJ.
Manuel Prior, Porcelanosa USA.

From Mr. Loeper's presentation:

The Zoning Hearing Board granted Porcelanosa, an applicant since 2007, zoning relief from the permitted use and special exception/variance to allow the proposed use of a tile showroom on its property at 645 West DeKalb and 113 Long Rd. in the Township's CO Commercial Office Zoning District.

The special exception/variance allowed the following:

- A smaller lot width and a smaller lot area than required by the Ordinance.
- A front yard set-back of 15 ft. vs. 35 ft.
- A side yard set-back of 5 ft. vs. 15 ft. to the adjacent commercial building.
- A building coverage of 31 vs. 25 percent.
- A lot area/gross floor area ratio of 3.2 to 1 vs. the required ratio of 5:1.
- Eighteen (18) parking spaces instead of 32.
- One off-street loading space not dimensionally compliant with the Ordinance.

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Minutes were approved on April 11, 2012.

Mr. Loeper noted that:

- The Code requires lengthening the four parking spaces that are located next to the building.
- The sidewalks along Long Rd., Route 202 and an adjacent property do not meet at the property lines.
- Both property owners will be contacted to resolve this engineering issue. The applicant is willing to cooperate.
- The plan has been sent to Montgomery County.

From the applicant's presentation:

- The Zoning Hearing Board granted the applicant relief in October 2011.
- This plan, filed on February 22, 2012, will be, in almost all respects, compliant.
- Two parcels will be consolidated. Combined they measure .58 acres.
- The site plan shows two access points. The first driveway permits in-bound traffic only. The second permits ingress and egress.
- To provide space for a 10'x55' loading zone the size of the proposed building was reduced from 7700 to 7150 sq. ft.
- Minimal deliveries will be scheduled for "off peak" hours.
- A 1,000 sq. ft. area within the building will be used for storage of small tile samples.
- A 6150 sq. ft. showroom will display vignettes of the company's products.
- This location is not a cash-and-carry business. It does not generate significant traffic.
- Orders can be placed at the showroom. They will be shipped from another location to the customer's address.
- The business will have three employees.
- Eighteen (18) parking spaces are sufficient.
- To block headlights, a 2.5-3' high knee wall will be installed along the rear of the property.
- Buffering and a fence will be installed along the residential section that's located behind the applicant's property.
- Only security lighting will remain on after hours. The store closes at 8:00 p.m.
- The building's height did not require a variance.
- Waivers will be requested at a future meeting.
- Porcelanosa has 17 stores operating in the U.S.

The applicant's counsel offered to discuss a suggestion made by the owner of the adjacent commercial building at another forum.

Members received confirmation that:

- The zoning relief is not grandfathered to the building.
- The applicant would be willing to stipulate on the plans that the variances are part and parcel of this proposed use.
- The building's square footage and side-yard setback, as shown on the plan, will be corrected before the next review.
- Only one of the two handicap parking spaces was shown on the plan.
- The applicant is not requesting a landscaping waiver.

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Minutes were approved on April 11, 2012.

**Gulph Mills Golf Club
200 Swedeland Road
DP 2012-03**

Demolish existing maintenance facility and associated infrastructure and construct new maintenance facility and addition to bar, renovate existing barn & house and associated paving, grading and stormwater management. RA Recreational, 197.6 Acres.

Present: Keith J. Marshall, P.E., Nave Newell, Inc., King of Prussia, PA.
John Fell, Member, Gulph Mills Golf Club.
Jim Logue, Board member, Gulph Mills Golf Club.
John Williams, Board member, Gulph Mills Golf Club.
Bob Sawicki, Superintendent, Gulph Mills Golf Club.

The plan proposes:

- A new, sprinklered, maintenance facility designed like a barn house.
- A small addition to the existing barn for cold storage of benign golf course chemicals.
- Additional parking spaces.
- Silos to store bunker sand.
- An underground, self-contained detention basin that will circulate and clean the collected water and make it available for irrigation or release into Matsunk Creek.
- Removal of some trees; retention of others.
- A screened wall to block the facility from view.

Application for a required stormwater management permit will be submitted shortly.

The Planner is awaiting the County's review.

Members noted that the project does not impact the Land Development Code.

Mr. Elgart moved that the Planning Commission recommend approval of the improvements to the maintenance facility, as presented. Mr. McKee seconded. A 5-0 vote, in favor, carried.

Adjournment: There being no additional business, the meeting adjourned at 8:30 p.m.

Respectfully Submitted,

MARK MCKEE, SECRETARY

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**UPPER MERION TOWNSHIP PLANNING COMMISSION
MARCH 14, 2012**

TO: UPPER MERION TOWNSHIP BOARD OF SUPERVISORS
FM: UPPER MERION TOWNSHIP PLANNING COMMISSION

REF: Gulph Mills Golf Club
200 Swedeland Road
DP 2012-03

Demolish existing maintenance facility and associated infrastructure and construct new maintenance facility and addition to bar, renovate existing barn & house and associate paving, grading and stormwater management. RA Recreational, 197.6 Acres.

PRESENT: Chairman Krutsick; Vice-Chairman Elgart; Secretary McKee; Member Camp; Member Sincavage; Township Planner Loeper; Associate Planner Greenly; and Recording Secretary Hedlund.
Absent: Board of Supervisors Liaison Jenaway.

The members of the Commission reviewed the above referenced Ordinance.

Mr. Elgart moved that the Planning Commission recommend approval of the improvements to the maintenance facility, as presented. Mr. McKee seconded. A 5-0 vote, in favor, carried.

I do believe the opinions expressed herein, do properly define the position of the Commission.

Sincerely yours,

MARK MCKEE, SECRETARY

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March 14, 2012 – Pg. 4 of 4.
Minutes were approved on April 11, 2012.