

**UPPER MERION TOWNSHIP PLANNING COMMISSION
FEBRUARY 8, 2012**

The Upper Merion Township Planning Commission met for their regularly scheduled meeting on February 8, 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; Scott Greenly, Associate Planner; Maudy Hedlund, Recording Secretary.
Absent: Robert Loeper, Township Planner; 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: January 11, 2012
 January 25, 2012**

Mr. Sincavage motioned for the approval of the Minutes of January 11, 2012. Ms. Camp seconded. Mr. Elgart abstained. A 4-0 vote, in favor, carried.

With one minor change to the Minutes of January 25, 2012, Ms. Camp motioned for their approval. Mr. Elgart seconded. A 5-0 vote, in favor, carried.

Plans:

**Valley Forge Center Associates/Target Corporation – Second Review
Valley Forge Shopping Center
DP 2011-11**

Redevelop eastern portion of Valley Forge Shopping Center with a Target, Starbucks and inline commercial building.

Proposed new construction: 178,285 sf, demolition 103,019 sf; net increase 75,396 sf. gross leasable area.

SC Shopping Center, 23.5 acres.

Present: George Broseman, Esq., Kaplin Stewart, Blue Bell, PA.
Adam S. Benosky, R.L.A., Bohler Engineering, Chalfont, PA.
Casey A. Moore, P.E., McMahon Associates, Inc. Fort Washington, PA.
Nicholas Popehn, VFSC/Target, 1000 Nicolett Mall, Minneapolis, MN.
Cornelius Brown, P.E., Bohler Engineering.
Michael G. Ryan, VP, Preconstruction, IMC Construction, Malvern, PA.
Adam Heine, VFSC/Target, 116 Radio Circle, Mt. Kisco, NY.

The applicant met the Planning Commission on October 26, 2011 and the Board of Supervisors on January 3, 2012.

The applicant submitted a detailed traffic study to PADOT. A meeting was held with PADOT and representatives of WaWa to determine the need for an additional traffic signal on Rt. 202 to provide ingress and egress from the proposed WaWa site and Target. With adaptive signaling in place, PADOT did not want an additional traffic signal installed in that corridor. PADOT requested that the driveways be better aligned. The access on Rt. 202 will be moved over five to seven feet to the south, enabling better left turns in from north-bound 202 and right turns out.

The applicant met with the Township's Fire Marshal. To ease access for fire and emergency equipment, the height of the store's elevation was raised.

The applicant met with an area resident who requested a traffic signal and/or stop sign at the entrance driveway of the condominium on Prince Frederick St. A traffic study indicated that the location did not warrant a traffic signal or stop sign.

The applicant's PowerPoint presentation utilized graphics to show:

- Site elevations of the proposed building in relationship to the site's existing buildings.
- Target's building as it would appear from Henderson Rd., Route 202 and Prince Frederick St.
- The location of the escalators and two passenger elevators in the vestibule.
- Parking stalls beneath the store.
- An additional landscaping buffer along Prince Frederick Rd; screening along Henderson with shade and evergreen trees and shrubs; plus 40 shade trees and 600 bushes along the parking lot, Rt. 202, and the back of the property.
- The 20-foot-wide ingress lanes on Rt. 202.
- The proposed system of sidewalks, starting at the entrance and going into the site; crosswalks and ADA-compliant ramps at and behind the building.
- The new Starbucks' location.
- Lot "M" developed with an in-line building and parking field for three commercial tenants.
- The designated area for employee parking.
- The improvements proposed for the Henderson and Prince Frederick intersection.

A survey indicated that the improvements would encroach on private property. To make turns easier PADOT permitted the restriping and setting the stop bars back by 25 feet. Adaptive signal controls will be added.

- The loading dock: shifted from its original location, screened from view, with an improved turning radius to ease egress.
- PADOT's requests for a better-aligned driveway, a channelized median, and a 12-foot wide deceleration lane.
- The portion along the southbound access at McDonald's where the existing parking would be eliminated.

The applicant's representatives responded to the following inquiries:

A new bus stop:

The applicant is working with PADOT and SEPTA on the location of a new bus stop by Town Center Rd.

Pedestrian access to the site:

The full site plan shows an extension of the existing sidewalk on Rt. 202, deep into the site towards the store's vestibule; a crosswalk from Rt. 202 to the new Starbucks store; and one from McDonald's towards Target's vestibule.

Pedestrian circulation:

The applicant is pursuing pedestrian circulation with other tenants.

Stop signs on site:

Two and three-way required stop signs would be installed.

Delivery Circulation:

Target will design the route their carriers take. Two tractor trailer trucks will access the site daily from Henderson Rd. onto Prince Frederick St. Signs depicting "no left turns for trucks" will be installed.

Stormwater Management:

Stormwater management for the site will be installed underground via a piped system at the location where Sleepy's is now. Additional water quality measures, not currently in place, will be added.

Acquiring an additional right of way on Henderson Rd:

The applicant offered to discuss the matter with the Township's Planner and Engineer..

Impact fees:

The applicant noted that impact fees could help the Township make improvements.

To enhance safety, a request to relocate the beer distributor's parking area:

A Court order requires retention of the parking easement. It's located on private property.

A request for sidewalks on Rt. 202, south of the entrance, towards Town Center Rd.:

The applicant showed a photo of the location in question. Replete with telephone poles and signage the area is too tight to install a 4-foot sidewalk. There may be a solution to the missing link of sidewalk on Rt. 202. Final approvals are not available at this time.

Parking stall's width:

The plan called for 9'5" parking stalls. The applicant is requesting a waiver for 9-foot stalls.

Members commented favorably on the applicant's efforts to address most of the County's and Township's Planning Commission's comments.

This plan was viewed as an elegant compromise and monumental improvement over the previous plan.

The applicant was asked if he would put the elements into the design plan and escrow the funds for a future installation of the sidewalks. The applicant was in agreement. To meet some of the green space requirements the applicant will discuss a fee in lieu with the Board of Supervisors.

Mr. Krutsick asked if members were ready for a recommendation.

Mr. Elgart recommend that the Board of Supervisors approve the redevelopment of this part of the Valley Forge Shopping Center with Target, Starbucks, and auxiliary buildings, subject to the ability to provide the sidewalk and pedestrian access along Rt. 202 from the subject site to Town Center Rd.; and that the Board of Supervisors provide the applicant such help as is necessary to facilitate the sidewalks, including the possibility of waivers or variances for parking along 202 and elsewhere on the site. Mr. Sincavage seconded. A 5-0 vote, in favor, carried.

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

Respectfully Submitted,

MARK MCKEE, SECRETARY

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FEBRUARY 8, 2012**

TO: UPPER MERION TOWNSHIP BOARD OF SUPERVISORS
FM: UPPER MERION TOWNSHIP PLANNING COMMISSION
REF: Valley Forge Center Associates/Target Corporation
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SC Shopping Center, 23.5 acres.

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

The members of the Commission reviewed the above referenced Ordinance.

Mr. Elgart recommend that the Board of Supervisors approve the redevelopment of this part of the Valley Forge Shopping Center with Target, Starbucks, and auxiliary buildings, subject to the ability to provide the sidewalk and pedestrian access along Rt. 202 from the subject site to Town Center Rd.; and that the Board of Supervisors provide the applicant such help as is necessary to facilitate the sidewalks, including the possibility of waivers or variances for parking along 202 and elsewhere on the site. Mr. Sincavage 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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