

**UPPER MERION TOWNSHIP PLANNING COMMISSION
JANUARY 11, 2012**

The Upper Merion Township Planning Commission met for their regularly scheduled meeting on January 11, 2012 at 7:00 p.m. in the Township Building, 175 W. Valley Forge Rd., King of Prussia, PA.

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

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

Reorganization:

Election of Chairman, Vice-Chairman, Secretary.
Establishment of Meetings.

**Reorganization: Nomination and Election of Officers: Planning Commission,
January 11, 2012.**

On a motion by Mr. McKee, seconded by Ms. Camp, and all voting "aye," Mr. Krutsick was re-elected Chairperson of the Planning Commission (3-0). Mr. Krutsick accepted the nomination and expressed his thanks.

On a motion by Ms. Camp, seconded by Mr. McKee, and all voting "aye," Mr. Elgart was re-elected Vice-Chairman of the Planning Commission (4-0).

On a motion by Ms. Camp, seconded by Mr. Sincavage, and all voting "aye", Mr. McKee was re-elected Secretary of the Planning Commission (3-0).

Establishment of Meetings:

The Planning Commission will continue to meet on the second and fourth Wednesdays of each month, except for November and December.

Meeting Minutes: December 14, 2011

Ms. Camp motioned for their approval. Mr. Sincavage seconded. A 4-0 vote, in favor, carried.

Plans:

**Matt Outdoor
170 Allendale Road
DP 2011-15**

Construction of a 500 sf billboard (Conditional Use)
1.96 acres, C-1 Commercial
Zoning Hearing Decision, December 7, 2011

**Matt Outdoor
378 Crooked Lane
DP 2011-16**

Construction of a 672 sf billboard (Conditional Use)
1.96 acres, C-1 Commercial
Zoning Hearing Decision, December 7, 2011

Present: Robert J. Kerns, Esq., Kerns, Pearlstine, Onorato & Fath, LLP,
Lansdale, PA.
Scott Mancini for Matt Outdoor.
E. Van Rieker, AICP, North Wales, PA.

The Zoning Hearing Board's decisions on both of the above-mentioned plans rendered dimensional relief from:

- The required distance between the billboards of 1500 ft.
Provided is 1493 ft.
- The required 500-foot separation from the nearest R-2 District.
The distance to the residential district is 443 ft.
The distance to the closest dwelling is 544 ft.
- The size of billboards:
The size of the billboard at 170 Allendale Rd. is 500 sq. ft.
It will be located in the floodplain and will not be illuminated between midnight and 6 a.m.
The size of the billboard at 378 Crooked Lane is 672 sq. ft.

From the applicant's presentation

The illuminated billboards would not be digital or changing, or located in a residential area, or reflect on residential neighborhoods.

The billboards are proposed for the only two remaining areas left on the Turnpike. They will comply with the Landscape and Lighting Ordinance and the Conditional Use application.

From group discussion:

The applicant answered inquiries about the size, elevation, grading and lighting requirements applicable to billboards.

A member requested that the pole of the billboard located at 378 Crooked Lane be moved over to retain a 25-foot access easement on the Turnpike which the fire department or other public services would be looking to use in an emergency.

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Minutes were approved on February 8, 2012.

The applicant acknowledged that the pole can be moved. The distance from the bottom of the billboard to the ground of 23 feet provides adequate clearance for tall and/or wide vehicles.

Mr. Krutsick asked if members were ready to make a motion on both billboard applications.

Mr. McKee motioned for a recommendation to approve both applications by first reiterating that the Crooked Lane billboard appears to be in the right-of-way access for parcels 1, 2, and 3, which implies access for emergency personnel. The billboard should not impede access for public vehicles and/or a future slip ramp under the Turnpike. Ms. Camp seconded the motion and a 4-0 vote, in favor of both applications, carried.

The applicant thanked Staff and Committee members.

Ordinances

Review of County Planning Commission comment and recommendations.

Single Family Districts:

The County recommended changing “minimum lot width” to “minimum lot width at building line.”

Members recommended deleting a portion of paragraph (d) under D. Lot Averaging, 1. Modification of building lots.

Mr. Sincavage motioned to accept the County’s and members’ recommendations. Mr. McKee seconded. A 4-0 vote, in favor, carried.

Flag Lots: Definition and Depth

The County recommended the following definition:

LOT, FLAG (REAR LOT) – A lot not meeting minimum lot frontage requirements and where access to a public or private street is provided by means of a long, narrow driveway between abutting lots.

The County provided the following new section:

Under Section 2. Article XXXI, General Regulations, shall be amended to add a new §165-219.6, C.: Depth of flag lot (rear lot). No flag lot shall contain an access strip which extends through or beyond more than one (1) tier of lots.

Ms. Camp motioned to accept the County’s recommendations. Mr. Sincavage seconded. A 4-0 vote, in favor, carried.

Proposed amendments: Outdoor Lighting

The following changes shall be sent to the County for comments:

- 3 (a). Luminaries shall not be mounted in excess of 35 feet above the finished grade of the surface being illuminated.
6. Under-canopy lighting for gas stations, canopies, theatre marquees: flat lens, full cut-off, luminaries aimed straight down and shielded in a manner that the lowest opaque edge shall be below the light source and its light-directing surfaces.

A committee member noted that a request to replace the lights at the renovated SEPTA station with full cut-off lights has been overlooked. The sodium lights in place are especially glary on foggy nights and can cause accidents.

Mr. Loeper informed members of the next meeting's agenda.

Mr. Jenaway thanked everyone for continuing to serve on this good board.

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

Respectfully Submitted,

MARK MCKEE, SECRETARY

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UPPER MERION TOWNSHIP PLANNING COMMISSION
January 11, 2012

TO: UPPER MERION TOWNSHIP BOARD OF SUPERVISORS
FM: UPPER MERION TOWNSHIP PLANNING COMMISSION
REF: Matt Outdoor
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PRESENT: Chairman Krutsick; Secretary McKee; Camp; Sincavage;
Liaison to the Board of Supervisors Jenaway; Township Planner
Loeper; Associate Scott Greenly; and Recording Secretary
Hedlund. Absent: Vice-Chairman Elgart.

The members of the Commission reviewed the above referenced plans.

Mr. Krutsick asked if members were ready to make a motion on both billboard applications. Mr. McKee motioned for a recommendation to approve both applications by first reiterating that the Crooked Lane billboard appears to be in the right-of-way access for parcels 1, 2, and 3, which implies access for emergency personnel. The billboard should not impede access for public vehicles and/or a future slip ramp under the Turnpike. Ms. Camp seconded the motion and a 4-0 vote, in favor of both applications, 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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UPPER MERION TOWNSHIP PLANNING COMMISSION
January 11, 2012

TO: UPPER MERION TOWNSHIP BOARD OF SUPERVISORS

FM: UPPER MERION TOWNSHIP PLANNING COMMISSION

REF: **Ordinances: Review of County Planning Commission
comment and recommendations on Single Family Districts.**

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

The members of the Commission reviewed the above referenced
recommendations.

Mr. Sincavage motioned to accept the County's and members'
recommendations. Mr. McKee seconded. A 4-0 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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UPPER MERION TOWNSHIP PLANNING COMMISSION
January 11, 2012

TO: UPPER MERION TOWNSHIP BOARD OF SUPERVISORS

FM: UPPER MERION TOWNSHIP PLANNING COMMISSION

REF: **Ordinances: Review of County Planning Commission comment and recommendations on Flag Lots (Definition and Depth.**

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

The members of the Commission reviewed the above referenced recommendations.

Ms. Camp motioned to accept the County's recommendations. Mr. Sincavage seconded. A 4-0 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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