

**UPPER MERION TOWNSHIP PLANNING COMMISSION
DECEMBER 12, 2012**

The Upper Merion Township Planning Commission met for their regularly scheduled meeting on December 12, 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; Jaquelin Camp; Thomas Sincavage, III; William Jenaway, Liaison to the Board of Supervisors; Robert Loeper, Township Planner; Scott Greenly, Associate Planner; and Maudy Hedlund, Recording Secretary. Absent: Mark McKee, Secretary.

Meeting Minutes: November 14, 2012

Ms. Camp motioned for the approval of the Minutes of November 14, 2012. Mr. Sincavage seconded. Mr. Elgart abstained. A 3-0 vote, in favor, carried.

Plans – First Review:

**U.S. Restaurants, Inc.
DP 2012-11
Burger King
568 W. DeKalb Pike
King of Prussia, PA 19406**

Demolition of the existing Burger King restaurant and adjacent veterinary hospital and construction of a new 3, 2278 square foot Burger King restaurant with drive-thru.

Present: Greg Winans, Vice President of Operations, U.S. Restaurants, Inc., Blue Bell, PA.
Michael J. Kadelski, Chief Financial Officer, U.S. Restaurants, Inc.
Matthew M. Chartrand, PE, Bohler Engineering, Center Valley, PA.
Stephen Walsh, Bohler Engineering.

This Burger King, known as store number 113, was built in May of 1963.

The applicant proposes to:

- Retain the existing driveways.
- Use directional signs to guide motorists interested in placing their order at the drive-thru.
- Create two rain gardens on the property. One garden will filter stormwater before tying into PADOT's system.
- Reduce existing impervious by 23.3%, from 91% to 67.7%.
- Comply with zoning ordinances.
- Provide 43 parking spaces, ten more than required.

- Connect the sidewalk from the southern property line to the front of their building.
- Maintain the stairs / steps located in the back of their property.
- Install trees at the back of the site and greenery where the parking lot flanks Route 202.
- Arrange night-time deliveries.
- Request a partial variance for the sidewalk.

The applicant's representative noted that the slope of the site and the sloped, PADOT-protected easement complicate the installation of a stormwater system.

Noting the Board of Supervisors' interest in a contiguous sidewalk the members asked the applicant to provide drainage solutions and to install a sidewalk and pedestrian walkway.

A second review of this application will be scheduled upon receipt of the County's review.

There being no additional business, the meeting adjourned at 8:00 p.m.

Respectfully Submitted,

MARK MCKEE, SECRETARY

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