

**UPPER MERION TOWNSHIP PLANNING COMMISSION
FEBRUARY 22, 2012**

The Upper Merion Township Planning Commission met for their regularly scheduled meeting on February 22, 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 Camp; William Jenaway, Liaison to the Board of Supervisors; Robert Loeper, Township Planner and Maudy Hedlund, Recording Secretary.
Absent: Steve Elgart, Vice-Chairman; Thomas Sincavage, III; Scott Greenly, Associate Planner.

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

Meeting Minutes: February 8, 2012

Ms. Camp motioned for the approval of the Minutes of February 8, 2012. Mr. McKee seconded. A 3-0 vote, in favor, carried.

Plan:

**Goodman Properties – Second Review
145 W. DeKalb Pike
DP 2011-07**

Wawa Food Market (6,018 sf with gasoline sales, along with a Chick-Fil-A (4,864 sf, 142-seat) restaurant with drive through facility.
C-1 Commercial, 4.137 acres.

Present: Bruce Goodman, Goodman Properties.
Robert J. Kerns, Esq., Kerns, Pearlstine, Onorato & Fath, LLP.
E. June Spring, CCIM, WaWa, 260 W. Baltimore Pike, Wawa, PA.
Greg Richardson, P.E., Sr. V.P., Traffic Planning and Design, Inc.
Robert D. Irons, P.E., Bohler Engineering, Philadelphia, PA.
Russell T. McFall, II, P.E., Maser Consulting, Malvern, PA.

To coordinate traffic improvements, applicant WaWa and applicant Target held several meetings with PADOT. Pending the township's final review process, the applicant is prepared for a formal submission of the highway occupancy application for the access points on Rt. 202.

The revised plan has two driveways. The southern-most driveway permits in-bound traffic from north- or south-bound DeKalb Pike. A second driveway, located towards the center of the site, is configured to permit only "right-in" and "right-out" turns.

The WaWa store and the canopied fueling stations were moved towards the rear of the site to create space for a one-way drive aisle. Equipped with a landscaped island it improves circulation by guiding traffic headed for the Chick-Fil-A away from the fueling stations.

PADOT did not approve installation of an additional traffic signal in this corridor. PADOT approved installation of an auxiliary island to accommodate safe left turns for north- and south-bound traffic into WaWa's and Target's sites. The left-turning lanes will be provided a required queuing length of 175 feet. To accommodate this, some median green space will be eliminated.

PADOT required that the driveway at Henderson Rd. be widened and channelized for left, through, and right turns.

PADOT requested the installation of adaptive traffic signals at the following intersections:

- Henderson and Prince Frederick St.
- Henderson and Monroe Blvd.
- Henderson and Saulen Blvd.

The applicant did not request relief from signage.

In response to members' inquiries, the applicant commented that:

- Parking spaces by the WaWa store will measure 10'x20'.
- Parking spaces by Chick-Fil-A will measure 9'.5"x19'.
- Outdoor seating at the Chick-Fil-A will be curbed out.
- Signage (building, street and directional), curbs and bollards will guide pedestrian and vehicular traffic on site.
- Ten to fifteen feet of pavement located in the rear of the site will be removed.
- The property's six-percent grade will be softened.
- Retaining walls will be minimized.
- To meet the landscaping requirements, strategically-placed shrubs and trees will be added to the existing plantings.
- The stormwater management system has a fully-lined, enclosed basin.
- The site has two rain gardens.
- An ADA-compliant sidewalk will be installed along Rt. 202.
- WaWa and SEPTA are working on a location for a bus stop.
- The southern entrance is not engineered for a simultaneous access of two cars.
- The drive lane behind the Sports Authority will be marked "one-way."

With confirmation of the news that the WaWa store at Henderson and Prince Frederick will not be closing, the applicant was given a recommendation regarding traffic safety on Target's site.

In response to the applicant's counsel's request, Mr. Krutsick asked if members were ready to make a recommendation.

Mr. McKee recommended approval of the plan to the Board of Supervisors. Ms. Camp seconded. A 3-0 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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TO: UPPER MERION TOWNSHIP BOARD OF SUPERVISORS
FM: UPPER MERION TOWNSHIP PLANNING COMMISSION
REF: Goodman Properties – Second Review
45 W. DeKalb Pike
P 2011-07

Wawa Food Market (6,018 sf with gasoline sales, along with a Chick-Fil-A (4,864 sf, 142-seat) restaurant with drive through facility. C-1 Commercial, 4.137 acres.

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

The members of the Commission reviewed the above referenced Ordinance.

Mr. McKee recommended approval of the plan to the Board of Supervisors. Ms. Camp seconded. A 3-0 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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