

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

The Upper Merion Township Planning Commission met for their regularly scheduled meeting on August 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; Scott Greenly, Associate Planner; and Maudy Hedlund, Recording Secretary. Absent: Steve Elgart, Vice-Chairman; Thomas Sincavage, III.

Meeting Minutes: July 25, 2012

Ms. Camp motioned for the approval of the Minutes of July 25, 2012. Mr. McKee seconded. A 3-0 vote, in favor, carried.

Workshop: Discussion of Sustainability (Green Building Ordinance).

Mr. Greenly's presentation focused on incentives that counties and cities in the United States are providing to encourage green residential and commercial development.

Direct money incentives:

- Reduction in or waiver of permit fees.
- Rebate for LEED/Green Globe certification.
- Property tax reduction for LEED certification in a reinvestment zone for developments over a \$1million.
- Property tax abatement for LEED silver in new commercial for 10 years; program reviewed annually.
- Feebates: Requires all new developments not achieving LEED status to contribute \$.03/sq. ft. to a green building fund's outreach program.
- Utility rebates.
- Grants.

Intangible incentives:

- Expedited Permitting / Review.
- Density Bonuses: FARs offered to developments that achieve certain levels of LEED certification; increased height bonuses for LEED projects.
- Publicity/Awards: Signage offered to show the development is LEED-certified.
- Free Technical Assistance/Education available for green building program.

Group discussion addressed:

- Making use of Feebates funds to educate and provide free technical assistance.
- Adverse effects created by a lack of sustainability.

There being no additional business, the meeting adjourned at 8:15 p.m.

Respectfully Submitted,

MARK MCKEE, SECRETARY

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