

**UPPER MERION TOWNSHIP PLANNING COMMISSION  
MAY 23, 2012**

The Upper Merion Township Planning Commission met for their regularly scheduled meeting on May 23, 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; Thomas Sincavage, III; Robert Loeper, Township Planner; Scott Greenly, Associate Planner, and Maudy Hedlund, Recording Secretary. Absent: Steve Elgart, Vice-Chairman; William Jenaway, Liaison to the Board of Supervisors.

**Meeting Minutes: April 11, 2012**

Ms. Camp motioned for the approval of the Minutes of April 11, 2012. Mr. Sincavage seconded. With three members present at this time, a 3-0 vote, in favor, carried.

**Plans:**

**Porcelanosa USA  
DeKalb Pike at Long Road  
DP 2012-02**

Remove abandoned structures, redevelop property with a 7,150 SF Tile showroom, and associated site improvements.  
C-O Commercial, 0.61 acres

Mr. Loeper provided a summary of the applicant's revisions to the plan.

- The building will consist of a 6700 sq. ft. showroom and a 1,000 sq. ft. warehouse.
- Narrowing the first driveway resulted in code-compliant parallel parking stalls.
- A sign, requesting motorists not to make a right turn upon exiting, will be installed at the second driveway.
- Relief obtained from the Zoning Hearing Board will be printed and posted on-site.
- A trip generation comparison of three permitted uses in the CO-Commercial Office Zoning District provided low parking usage and an AM peak of 0 for the site.

The applicant requested the Planning Commission to issue a recommendation to the Board of Supervisors to approve the applicant's land development plan and two requested waivers.

**Member's comments:**

- The site's low trip generation makes this use less detrimental to the neighborhood.
- With a lack of access to southbound Route 202, not much can be done to stop motorists from turning right into the residential neighborhood.

Mr. Krutsick asked for comments from the public.

Mr. Al Nejad, owner of the building leased by Blinds to Go:

- Expressed his concerns about the proposed building's façade and its proximity to his property and Route 202.
- Requested that the portion of the proposed building that will face his property and Route 202 be aesthetically softened.

Mr. Loeper described the lot configuration and front yard setback of Mr. Nejad's property and commented on the current trend to reduce the front yard setbacks of commercial buildings along Route 202. Group discussion addressed Mr. Nejad's request to soften the proposed building's façade.

Mr. Krutsick asked if members were ready to provide a recommendation. Mr. Sincavage recommended approval of the revised plan and softening of the building's corner, or adding some transparency, as governed by international building and fire codes. Ms. Camp seconded. A 4-0 vote, in favor, carried.

**Workshop: Zoning Update**  
**Alternative Energy**  
**Commercial Districts**

Building-mounted small wind energy systems are permitted as accessory structures in all zoning districts provided:

- 1) The building mounted wind energy system complies with height and setback requirements set forth by the zoning district.
- 2) The design and placement of the building mounted wind energy system should be safely integrated into the architecture of the building to which it is mounted.  
A suggestion was made to reword the text to read "...structurally and architecturally integrated into the overall building design."
- 3) Building-mounted small wind energy systems shall be located at least 1.1 times the height of the system from all overhead power, telecommunication or any other above-ground utility line.
- 4) Building-mounted small wind energy systems shall meet all of the design standards for free-stand small wind energy systems as outlined in Section 1 of this chapter.

**Adjournment:** There being no additional business, the meeting adjourned at 8:45 p.m.

Respectfully Submitted,

MARK MCKEE, SECRETARY

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Minutes were approved on June 27, 2012.

**UPPER MERION TOWNSHIP PLANNING COMMISSION  
MAY 23, 2012**

**TO:** UPPER MERION TOWNSHIP BOARD OF SUPERVISORS

**FM:** UPPER MERION TOWNSHIP PLANNING COMMISSION

**REF:** Porcelanosa USA  
DeKalb Pike at Long Road  
DP 2012-02  
Remove abandoned structures, redevelop property with a 7,150 SF  
Tile showroom, and associated site improvements.  
C-O Commercial, 0.61 acres

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

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The members of the Commission reviewed the above referenced plan.

Mr. Sincavage recommended approval of the revised plan and softening of the building's corner, or adding some transparency, as governed by international building and fire codes. Ms. Camp 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,

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MARK MCKEE, SECRETARY

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