

**UPPER MERION TOWNSHIP PLANNING COMMISSION
NOVEMBER 14, 2012**

The Upper Merion Township Planning Commission met for their regularly scheduled meeting on November 14, 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; 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.

Meeting Minutes: October 24, 2012

Ms. Camp motioned for the approval of the Minutes of October 24, 2012.
Mr. Sincavage seconded. A 3-0 vote, in favor, carried.

Plans – Second Review:

**King of Prussia Associates
DP 2012-09**

The Container Store at the King of Prussia Mall
Construction of a 24,216 SF retail building on an existing parking lot at the King of Prussia Mall. The project will include modifications to the parking, utilities, lighting and landscaping.
Site acreage: 127 ±, Project acreage: 2.36, Zoning: SC-Shopping Center

Present: Michael F. Hartman, Senior Civil Engineer, Simon Property Group, Inc.
Sam Fattah, Vice President, Project Management, Simon Property Group, Inc.
Denise R. Yarnoff, Esq., Riley Riper Hollin & Colagreco, Exton, PA.
Gregory C. Newell, P.E., President, Nave Newell, King of Prussia, PA.
Jack W. Wallace, P.E., Project Engineer, Nave Newell.
Matthew Hammond, P.E., Executive Vice President, Traffic Planning and Design, Inc., Pottstown, PA.

Mr. Loeper is awaiting a response from the Montgomery County Planning Commission. The Township's engineers have reviewed the plan. The applicant submitted a revision with minor changes. In response to comments from the Planning Commission's members, the applicant brought a rendering of the revised building with a redesigned interior and ceiling to accommodate the request for glass along Route 202.

The applicant proposes to:

- Install appropriate landscaping for the areas between the building, sidewalk and utility corridor.
- Improve traffic safety by removing some shrubs.
- Provide sidewalks with an 8-inch reveal.
- Install east-facing signage for pedestrians.
- Relocate the access point, including the deceleration lane, by 90 feet to the south.
- Utilize the traffic detection system in the deceleration lane.
- Extend the existing concrete median at the Long Rd. intersection to deter illegal motorist movement.
- Relocate one of the two bus stops.

Members viewed the revisions as a big improvement.

Group discussion noted that Mall management approved of the proposed building's height. It does not block the signage of Mall stores along Route 202.

Mr. McKee recommended approval of the revised plan and thanked the applicant for taking the Planning Commission's comments into consideration. Ms. Camp seconded. A 4-0 vote, in favor, carried.

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

Respectfully Submitted,

MARK MCKEE, SECRETARY

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UPPER MERION TOWNSHIP PLANNING COMMISSION

NOVEMBER 14, 2012

TO: UPPER MERION TOWNSHIP BOARD OF SUPERVISORS

FM: UPPER MERION TOWNSHIP PLANNING COMMISSION

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

The members of the Commission reviewed the above referenced plan.

Mr. McKee recommended approval of the revised plan and thanked the applicant for taking the Planning Commission's comments into consideration. 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,

MARK MCKEE, SECRETARY

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