

**UPPER MERION TOWNSHIP PLANNING COMMISSION
APRIL 11, 2012**

The Upper Merion Township Planning Commission met for their regularly scheduled meeting on April 11, 2012 at 7:00 p.m. in the Township Building, 175 W. Valley Forge Rd., King of Prussia, PA.

PRESENT: Steve Elgart, Vice-Chairman; Mark McKee, Secretary; Jaquelin Camp; Thomas Sincavage, III; Robert Loeper, Township Planner; Scott Greenly, Associate Planner, and Maudy Hedlund, Recording Secretary.
Absent: Robert Krutsick, Chairman; William Jenaway, Liaison to the Board of Supervisors.

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

Meeting Minutes: March 14, 2012

Mr. McKee motioned for the approval of the Minutes of March 14, 2012. Mr. Sincavage seconded. With three members present at this time, a 3-0 vote, in favor, carried.

Workshop:

Alternative Energy

The purpose of the Township's Local Renewable Energy Systems Ordinance is to provide for the construction and operation of solar, small wind, and geothermal energy systems in the Township, subject to reasonable conditions that will protect the public health, safety and welfare.

Mr. Greenly's presentation on regulations applicable to small wind, solar, and geothermal heating/cooling systems also addressed suitable locations for turbine applications, maximum ground clearance for ground-mounted wind energy systems, and eligibility criteria for roof-mounted installations.

Commercial Districts

The workshop focused on the locations of the commercial office (C-O) district. The original C-O, located across the street from the Court at the King of Prussia Mall, developed through the consolidation of residential into commercial properties.

The workshop also focused on the locations of the restricted commercial C-1 and C-2 districts and the general commercial, C-3.

C-1 exists:

- On Beidler, Henderson, and School Line.
- On Flint Hill, as a mix of residential and neighborhood commercial, in the center of Swedeland.
- Along the river, from the Borough of Bridgeport to the PA Turnpike.
- Along Route 202.

C-2 exists on:

- North Warner between S. Gulph and Swedesford.
- Shoemaker.
- Renaissance Blvd.

C-3 on S. Henderson and on E. DeKalb allows general commercial uses not permitted elsewhere.

A group discussion addressed:

- The effects underlying zoning on permitted uses.
- A suggestion to combine the Professional Office with Office / Commercial / Residential districts.
- Isolation distances for chemical storage units with or without containment.
- Locations suitable for the development of a walk-able community.
- Development of walk-able communities amidst the dense business uses.

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

Respectfully Submitted,

MARK MCKEE, SECRETARY

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