

**UPPER MERION TOWNSHIP PLANNING COMMISSION
SEPTEMBER 26, 2012**

The Upper Merion Township Planning Commission met for their regularly scheduled meeting on September 26, 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: August 22, 2012

Ms. Camp motioned for the approval of the Minutes of August 22, 2012. Mr. Krutsick seconded. A 3-0 vote, in favor, carried.

Plans

**Franklin Maps Carwash
333 S. Henderson Road
DP 2012-08**

Construction of a carwash, detail bay and pet wash station on existing Franklin Map property.
LI Limited Industrial, 4.01 Acres.

Present: Andrew H. Amsterdam, Proprietor, Franklin Maps, King of Prussia, PA.
Joseph M. Estock, PE, PLS, Joseph M. Estock Consulting Engineers & Land Surveyors, King of Prussia, PA.

The proposed plan for this glass-enclosed, fully automated drive-thru carwash on the Franklin Maps property provides directional signs for incoming traffic; an access queue for six to eight vehicles; two bays capable of handling four cars at a time; a fresh-water final rinse; and a heated pad for safe exiting of the bays.

Also proposed are five vacuum stations, and a Fotomat-sized pet washing station. Future plans include construction of a detailing bay / building.

A new underground detention basin designed to recapture seventy to eighty percent of the water will replace the existing and the site will be tied into the sanitary sewer system.

The applicant offered his right-of-way to the Henderson Road widening project.

Group discussion of this first review addressed stacking, lighting, signage, and sinkholes. A recommendation was made to enclose the pet washing station.

The Planning Commission will await receipt of the County's comments.
Members were informed of the upcoming October 14 Citizen Appreciation Luncheon.

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

Respectfully Submitted,

MARK MCKEE, SECRETARY

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