

**UPPER MERION TOWNSHIP PLANNING COMMISSION**  
**JULY 25, 2012**

The Upper Merion Township Planning Commission met for their regularly scheduled meeting on July 25, 2012 at 7:00 p.m. in the Township Building, 175 W. Valley Forge Rd., King of Prussia, PA.

**PRESENT:** Robert Krutsick, Chairman; 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: William Jenaway, Liaison to the Board of Supervisors.

**Meeting Minutes: June 27, 2012**

Mr. Elgart motioned for the approval of the Minutes of June 27, 2012. Ms. Camp seconded. A 5-0 vote, in favor, carried.

**Workshop:**

Non-Conforming Building Structures and Uses – Draft  
General Regulations – Draft  
Discussion of Density Bonuses for Sustainability

The segment on non-conforming building structures and uses addressed:

- Uses applicable to undeveloped nonconforming lots.
- Dissimilar definitions, as used by the MPC, our own Zoning Ordinance, and the state.
- Providing stated language pertaining to the restriction applicable to or registration of a non-conforming use.

General Regulations – Draft. The following edits were made to the section:

- § 165-201 Gasoline filling station equipment: “Any area of land, including structures thereon or any building or part thereof, that is used for the sale of gasoline or other *liquid or electric* motor vehicle fuel ....”
- § 165-202 Reduction of lot area: *(To be deleted)*.
- § 165-203 Minimum lot areas and width with respect to *on-site* sewage disposal.
- § 165-209 (d): “... , no more than *25 percent* of the home is dedicated to the home occupation and there is adequate parking for the residents of home and the patients or clients of the practitioner.”
- § 165-210 Buildings abutting railroad right-of-way. *(To be deleted)*.

Density Bonuses for Sustainability:

Group discussion focused on the impact sustainable applications have on reducing water and energy uses in residential and commercial applications.

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

Respectfully Submitted,

MARK MCKEE, SECRETARY