

**UPPER MERION TOWNSHIP PLANNING COMMISSION**  
**June 11, 2014**

The Upper Merion Township Planning Commission met for their regularly-scheduled meeting on June 11, 2014 at 7:00 p.m. in the Township Building, 175 W. Valley Forge Rd., King of Prussia, PA.

**Present:** Jaquelin Camp, Chairperson; M. Jonathan Garzillo, Vice-Chairperson; Mark McKee, Secretary; Steve Elgart, Member; William Jenaway, Liaison to the Board of Supervisors; Robert Loeper, Township Planner; Scott Greenly, Associate Planner; Maudy Hedlund, Recording Secretary.

**Meeting Minutes: May 28, 2014 and April 23, 2014.**

Mr. Garzillo motioned for approval of the amended Minutes for May 28, 2014. Mr. McKee seconded. Ms. Camp, who did not attend the May 28 meeting, abstained. A 3-0 vote, in favor, carried.

Mr. Garzillo motioned for the approval of the amended Minutes for April 23, 2014. Mr. McKee seconded. Mr. Elgart, who did not attend the April 23 meeting, abstained. A 3-0 vote, in favor, carried.

**Workshop:**

**SALDO: Ordinance creating design standard for the KPMU District.**

**Present:** Peter Simone, RLA, FASLA, President, Simone Collins Landscape Architects 119 E. Lafayette Street, Norristown, PA 19401.

Mr. Loeper welcomed Mr. Simone back for tonight's workshop on design standards for the KPMU district.

Group discussion addressed whether consideration should be given to formulating procedures for review. Members' recommendations varied, from following a reasonable set of guidelines with specific, individual projects subject to review and approval by the Board of Supervisors to using the Planner's and Planning Commission's review processes.

Ms. Camp recommended employing a clearly-defined method that ensures that requirements have been met and applying some level of rigor to prevent "blank boxes" from coming into the community.

Group discussion regarding the location of parking prompted Mr. McKee to request some parking in front of retail. Ms. Camp considers on-street parking in walkable communities very effective for traffic calming. Mr. Garzillo recommended factoring handicapped access into the parking design.

Noting that the language on requirements for sidewalks, trails and crosswalks seems to refer only to crosswalks on First Avenue and Moore Road Mr. McKee asked if the same language could be expanded to roadways, pedestrian sidewalks, and multi-use paths within the district. Mr. Simone agreed to edit the text.

Mr. McKee requested that crosswalks within the park and its parking lots be delineated as pedestrian crosswalks with signage. Ms. Camp stated that it should be inherent to a mixed use district that pedestrian safety is always important and taken into account.

Group discussion on pedestrian-level lighting prompted Mr. McKee to ask if any thought had been given to controlling or restricting the lighting on top of a building. Mr. Elgart stated that to be visible hotels should have night illumination. Ms. Camp recommended that the lighting concept be presented and designed by a qualified lighting designer.

Mr. Simone thanked members and informed them that he was not asking for a final approval this evening and that the document would be converted into an Ordinance format for their review.

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

Sincerely yours,

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MARK MCKEE, SECRETARY

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