

**UPPER MERION TOWNSHIP PLANNING COMMISSION**  
**August 27, 2014**

The Upper Merion Township Planning Commission met for their regularly-scheduled meeting on August 27, 2014 at 7:00 p.m. in the Township Building, 175 W. Valley Forge Rd., King of Prussia, PA.

**Present:** Jaquelin Camp, Chairperson; Mark McKee, Secretary; Steve Elgart, Member; Matthew Popek, Member; Michael Santillo, Chairperson, Upper Merion Transportation Authority; Robert Loeper, Township Planner; Scott Greenly, Associate Planner; Maudy Hedlund, Recording Secretary.

**Absent:** M. Jonathan Garzillo, Vice-Chairperson; William Jenaway, Liaison to the Board of Supervisors.

Mr. Loeper welcomed Matt Popek to the Planning Commission and introduced Michael Santillo, Chairperson of the Transportation Authority.

**Meeting Minutes: July 23, 2014**

Mr. Elgart motioned for approval of the July 23, 2014 Minutes, as presented. Mr. McKee seconded. Ms. Camp, who did not attend the previous meeting, abstained. Mr. Popek, who attended the previous meeting as a resident, also abstained. A 2-0-2 vote in favor carried.

**ZONING UPDATES**

**King of Prussia Mixed Use District KP MU Zoning District Regulations**

**King of Prussia Mixed Use District KPMU Subdivision and Land Development Regulations**

**Drive-Through Establishment: Definitions and Regulations**

Mr. Loeper requested members to provide him with either a recommendation to approve or one to disapprove on tonight's presentations on regulations pertaining to zoning, subdivision, and land development within the King of Prussia Mixed Use (KOP MU) district; and on the definitions and regulations pertaining to drive-through establishments.

**Present:** Eric Goldstein, King of Prussia Business Improvement District.  
Peter Simone, RLS, FASLA, President, Simone Collins Landscape Architects, 119 E. Lafayette Street, Norristown, PA 19401.

**King of Prussia Mixed Use District (KP MU) Zoning District Regulations**

Mr. Simone's yield study of two properties located in the Business Park compared conditions applicable to the existing Suburban Metropolitan (SM) district and the proposed King of

Prussia Mixed Use (KP MU) district. Mr. Simone's presentation included a revised definition; correction of a spelling error; addition of a heading for two tables; addition of a heading for a footnote; a change in the maximum permitted residential density per net developable acre; the addition of the term "abutting collector"; an exception to the requirement for minimum and maximum front yard setbacks; and a slight increase in minimum green area percentage for industrial use.

Group discussion confirmed the need for clarification on road terminology.

Mr. McKee identified a mathematical error in the table on dimensional requirements.

Mr. Loeper offered to check into the need to change the headings for the table of permitted and non-permitted uses.

Acknowledging that the revisions to be made are known, Ms. Camp asked if members were ready to make a recommendation.

Mr. Elgart made a motion that the Planning Commission recommends that the Board of Supervisors adopts the KPMU Zoning regulations with the clarifications and corrections that were discussed in the Planning Commission meeting on August 27, 2014. Mr. McKee seconded. Mr. Popek abstained but registered his support for the great work that has been done. A 3-0-1 vote, in favor, carried.

### **King of Prussia Mixed Use District KPMU Subdivision and Land Development Ordinance (SALDO) Regulations**

Mr. Simone acknowledged the Planning Commission's contribution to the applicability of the SALDO Design Standards for the KP MU District and identified minor changes to sections on architectural designs, display window cases, pedestrian crosswalks, directory signs, and architectural lighting.

In response to Mr. McKee's inquiry, Mr. Simone explained that the twenty-five percent common use area shall be placed in reserve for future use.

Ms. Camp noted that the clarified definitions were helpful in eliminating conflict.

Ms. Camp asked members if there was anything that would prevent the Commission from making a recommendation to approve.

Mr. Elgart made a motion that the Planning Commission recommends that the Board of Supervisors adopts the proposed SALDO section for design standards for the KP MU Zoning District. Ms. Camp seconded. Mr. Popek abstained, though in support. A 3-0-1 vote, in favor, carried.

Mr. Simone thanked the members for their participation.

## **Drive-Through Establishments: Definitions and Regulations**

Mr. Loeper asked, "Is a coffee shop with a drive-through a restaurant?" Technically, under our Code it is; however, it is proposed that we adopt a definition for a beverage shop which is not considered a restaurant if it measures less than 2500 square feet, serves beverages and light fare, and has a restriction that no more than forty (40) percent of its revenues are derived from the sale of food and that all non-beverage items are prepared and pre-packaged off-site.

Mr. Loeper addressed standards pertaining to landscaping, buffering, frontage, access, ADA compliance, stacking, and traffic study requirements for drive-through establishments.

Mr. Elgart made a motion that the Planning Commission recommends that the Board of Supervisors approves the proposed drive-through establishment definitions and regulations, as presented. Mr. Popek seconded. A 4-0 vote, in favor, carried.

There being no additional business, the meeting adjourned at 9:00 p.m.

Sincerely yours,

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MARK MCKEE, SECRETARY

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**UPPER MERION TOWNSHIP PLANNING COMMISSION  
AUGUST 27, 2014**

**TO:                   UPPER MERION TOWNSHIP BOARD OF  
SUPERVISORS**

**FM:                   UPPER MERION TOWNSHIP PLANNING  
COMMISSION**

**REF:                 KING OF PRUSSIA MIXED USE DISTRICT (KP MU)  
ZONING DISTRICT REGULATIONS**

**PRESENT:           Chairperson Camp; Secretary McKee; Members Elgart and  
Popek; Township Planner Loeper; Associate Planner Greenly;  
Recording Secretary Hedlund.**

**ABSENT:            Vice-Chairperson Garzillo; Liaison to the Board of  
Supervisors Jenaway.**

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The members of the Commission reviewed the above referenced plan.

Mr. Elgart made a motion that the Planning Commission recommends that the Board of Supervisors adopts the KPMU Zoning regulations with the clarifications and corrections that were discussed in the Planning Commission meeting on August 27, 2014. Mr. McKee seconded. Mr. Popek abstained but registered his support for the great work that has been done. A 3-0-1 vote, in favor, carried.

I do believe the opinions expressed herein, do properly define the position of the Commission.

Sincerely yours,

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MARK MCKEE, SECRETARY

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AUGUST 27, 2014**

**TO:                   UPPER MERION TOWNSHIP BOARD OF  
SUPERVISORS**

**FM:                   UPPER MERION TOWNSHIP PLANNING  
COMMISSION**

**REF:                 KING OF PRUSSIA MIXED USE DISTRICT KPMU  
SUBDIVISION AND LAND DEVELOPMENT  
ORDINANCE (SALDO) REGULATIONS**

**PRESENT:           Chairperson Camp; Secretary McKee; Members Elgart and  
Popek; Township Planner Loeper; Associate Planner Greenly;  
Recording Secretary Hedlund.**

**ABSENT:            Vice-Chairperson Garzillo; Liaison to the Board of  
Supervisors Jenaway.**

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The members of the Commission reviewed the above referenced plan.

Mr. Elgart made a motion that the Planning Commission recommends that the Board of Supervisors adopts the proposed SALDO section for design standards for the KP MU Zoning District. Ms. Camp seconded. Mr. Popek abstained, though in support. A 3-0-1 vote, in favor, carried.

I do believe the opinions expressed herein, do properly define the position of the Commission.

Sincerely yours,

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**AUGUST 27, 2014**

**TO:                   UPPER MERION TOWNSHIP BOARD OF  
SUPERVISORS**

**FM:                   UPPER MERION TOWNSHIP PLANNING  
COMMISSION**

**REF:                 DRIVE-THROUGH ESTABLISHMENT: DEFINITIONS  
AND REGULATIONS**

**PRESENT:           Chairperson Camp; Secretary McKee; Members Elgart and  
Popek; Township Planner Loeper; Associate Planner Greenly;  
Recording Secretary Hedlund.**

**ABSENT:            Vice-Chairperson Garzillo; Liaison to the Board of  
Supervisors Jenaway.**

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The members of the Commission reviewed the above referenced plan.

Mr. Elgart made a motion that the Planning Commission recommends that the Board of Supervisors approves the proposed drive-through establishment definitions and regulations, as presented. Mr. Popek 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,

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MARK MCKEE, SECRETARY

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