

**UPPER MERION TOWNSHIP PLANNING COMMISSION
FEBRUARY 26, 2014**

The Upper Merion Township Planning Commission met for their regularly-scheduled meeting on February 26, 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; Robert Loeper, Township Planner; Scott Greenly, Associate Planner; Maudy Hedlund, Recording Secretary.

Absent: Thomas Sincavage; William Jenaway, Liaison to the Board of Supervisors.

Meeting Minutes: February 12, 2014

Mr. Elgart motioned for approval of the Minutes as presented. Mr. Garzillo seconded. A 4-0 vote, in favor, carried.

Plan:

530 Hertzog Boulevard

DP 2014-01

Amended plan for 20,000 SF Dance & Gymnastics Center
1.49 acres, LI

Present: David Evasew, 167 Charles St., King of Prussia, PA 19406.
Gregory R. Heleniak, Esq., 355 S. Henderson Rd., King of Prussia, PA.
Francis Schultz, 460 Timber Circle, Wayne, PA 19087.
Mr. and Mrs. Kenneth Evasew, 217 Redwood Rd., King of Prussia, PA.
Gene Lonchar, 588 A St., Swedeland, PA, 19406.

Mr. Loeper noted that previously-approved and recorded plans for this site included a lot consolidation and construction of a building to adjoin Allied Nut and Bolt. That followed with a plan to construct a 48,000 SF warehouse building that in 2003 was amended for a 15,000 SF industrial building.

This application will be treated as an amendment to a previously-approved and recorded plan. It proposes construction of a one- and two-story 20,000 SF building with a 15,000 SF footprint for a Dance and Gymnastics Center. The plan meets the Code and proposes:

- 67 parking spaces.
- Sidewalks on all three road frontages.
- An underground stormwater system and new sewer, designed to tie into an existing inlet off Flinthill Road, may be modified during DEP's permitting process.
- A sprinklered building with six or more doors.
- Rain gardens, landscaped island areas, and street trees.
- A two-yard capacity dumpster in the rear corner of the property.

Waiver: The applicant requested a waiver to not show man-made and natural features within 200' of the property line.

Special Exception: The applicant received a Special Exception for recreational use in the LI and will not be required to install a loading dock.

Hours: The Dance and Gymnastics Center will be open from 4 to 8 pm daily and in the morning on weekends. Students range in age from 3 to 50. About half of the 70 to 80 students get dropped off for a two- to three-hour training session.

Group discussion addressed on-site vehicular and pedestrian circulation. Two recommendations, to extend the entrance's sidewalk and relocate the flanking rain garden and landscaped planting area, were offered.

Members viewed the plan as a good improvement for the site and were prepared to vote.

Mr. Elgart made a motion that the Planning Commission recommends that the Board of Supervisors approves the amendment to the plan, as presented. Mr. McKee seconded and a 4-0 vote, in favor, carried.

Prior to leaving the applicant thanked the Commission for its review.

Other Business:

Ms. Camp reported on hearing requests for formal comments at SEPTA meetings. She recommended that members submit letters either individually or in an official capacity of the Planning Commission to kingofprussiarail.com. Mr. Garzillo suggested emailing comments to one another prior to the next meeting.

There being no additional business, the meeting adjourned at 8:00 p.m.

Sincerely yours,

MARK MCKEE, SECRETARY

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UPPER MERION TOWNSHIP PLANNING COMMISSION

FEBRUARY 26, 2014

TO: UPPER MERION TOWNSHIP BOARD OF SUPERVISORS

FM: UPPER MERION TOWNSHIP PLANNING COMMISSION

REF: 530 Hertzog Boulevard
DP 2014-01
Amended plan for 20,000 SF Dance & Gymnastics Center
1.49 acres, LI

PRESENT: Chairperson Camp; Vice-Chairperson Garzillo; Secretary McKee;
Member Elgart; Township Planner Loeper; Associate Planner
Greenly and Recording Secretary Hedlund.

ABSENT: Member Sincavage; Liaison to the Board of Supervisors Jenaway.

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 amendment to the plan, as presented. Mr. McKee seconded and a 4-0 vote, in favor, carried.

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

Sincerely yours,

MARK MCKEE, SECRETARY

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