

**UPPER MERION TOWNSHIP PLANNING COMMISSION
MARCH 12, 2014**

The Upper Merion Township Planning Commission met for their regularly-scheduled meeting on March 12, 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; Thomas Sincavage; Robert Loeper, Township Planner; Scott Greenly, Associate Planner; Maudy Hedlund, Recording Secretary.

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

Meeting Minutes: February 26, 2014

Mr. Garzillo motioned for approval of the Minutes as presented. Mr. Elgart seconded. In advance of Mr. McKee's arrival a 4-0 vote, in favor, carried.

Plan:

DP 2014-02 Henderson Road Investors, L.P.

243 S. Henderson Rd.

2,636 SF Taco Bell Drive-thru restaurant and 7,000 SF retail building.

1.96 Acres, C-3 Commercial.

Present: John Pettit, PE, PP, CME, President, THE PETTIT GROUP, LLC, 497 Center Street, Sewell, NJ.
Joe Pizonka, Esq., Pizonka, Reilley, Bello & McGrory, PC, 144 East DeKalb Pike, King of Prussia, PA.
Sally Inmon, Vice President, Summerwood Corporation, 14 Balligomingo Rd., Conshohocken, PA 19428.
Jim Nasuti, Esq., CEO & General Counsel, Summerwood Corporation.
Matt Doelger, President, Summerwood Corporation.

The applicant proposes to:

- Build a Taco Bell Drive-Thru Restaurant and a building for office or retail use on the parcel previously designated for the WaWa.
- Provide a right-turn-in driveway from south-bound Henderson Road.
- Signalize the Henderson and Saulen Boulevard intersection.
- Install sidewalks along the site and towards the internal buildings.
- Build two retaining walls.
- Grade the site and install groundcover on the sloped areas.
- Install underground detention.

Waiver:

The applicant requested waivers to not show man-made and natural features within 200' of the property line and to not provide a geological study.

Mr. Loeper noted that due to recent improvements to Henderson Rd. a full-blown traffic study will not be required.

The applicant's representatives addressed members' concerns regarding on-site circulation, the concrete dumpster pad's location, a request for stamped or embedded concrete paving; a landscape buffer, and sink holes.

Mr. Loeper noted that the Montgomery County Planning Commission's work on improving turnpike access may result in the installation of a ramp on Henderson Road; however, it would not interfere with this site.

The plan has been submitted to the Montgomery County Planning Commission. The Planning Commission will await reviews regarding access and circulation from the township's engineers.

Z 2014-01:

An ordinance creating multi-family use in the SM District and regulating lot size, frontage, open space and parking requirements.

From Mr. Loeper's presentation:

The Planning Commission is asked to make a comment or recommendation to the Board to allow multi-family in the SM district on lots of five acres, with frontage on at least two roads, having twenty percent open space, and minimum parking of 1.35 per unit.

From group discussion:

The Planning Commission encourages a mixed-use environment that allows people to work and live in an industrial park and views Ordinance Z2014-01 to be within the township's long-term plans.

Mr. Elgart moved that the Planning Commission recommends that the Board of Supervisors approves Z2014-01, an ordinance creating multi-family use in the SM District, regulating lot size, frontage, open space and parking requirements, as presented. Mr. Garzillo seconded. A 5-0 vote, in favor, carried.

King of Prussia Mixed Use District:

An ordinance creating a new district (KOP MXD), providing uses, dimensional criteria and design guidelines.

Present: Eric Goldstein, Executive Director, King of Prussia Business Improvement District.

Peter Simone, RLA, FASLA, President, Simone Collins Landscape Architecture, 119 E. Lafayette St., Norristown, PA.

In his overview, Mr. Loeper noted that the township received strong input from the business park community to create a mixed use district. The ordinance will be on the Board of Supervisors' meeting scheduled for March 13 and the final adoption process will occur in April.

The replacement intended for the King of Prussia Business District pertains to areas north of the Turnpike, east of Route 422 up to Valley Forge Road and, generally, west of Allendale Rd. The focus will be on appropriate densities for this type of development beginning with First Avenue and Moore Road. How parking is handled will dictate the number of dwellings per acre.

In his presentation, Mr. Simone noted that yield studies indicate that it would be difficult to obtain 60 units per acre unless structured parking is provided. Without proximity to a low residential neighborhood, a property in the business district having more than six acres could qualify for an increased building height of up to 120 ft. by meeting required sustainability and setbacks.

The KOP MXD encourages a high-end mixed use and is looking to promote street activity with uses on the first floor. Not every development is required to be a mixed use. If rail service comes to the First Avenue corridor, it would accelerate more mixed use.

The vision for the Business Improvement District along First Avenue and Moore is to have a green parkway on both sides of the road. A provision in the zoning provides developers incentives to incorporate sustainable design standards during the land development phase.

Group discussion viewed this as a logical approach to redevelopment and improving the business health by providing residential. It addressed various concerns ranging from existing, non-conforming industrial uses that are subject to design phase, to utilizing areas for a rail station.

Other Business:

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

Sincerely yours,

MARK MCKEE, SECRETARY

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UPPER MERION TOWNSHIP PLANNING COMMISSION

MARCH 12, 2014

TO: UPPER MERION TOWNSHIP BOARD OF SUPERVISORS

FM: UPPER MERION TOWNSHIP PLANNING COMMISSION

REF: Z 2014-01

An ordinance creating multi-family use in the SM District and regulating lot size, frontage, open space and parking requirements.

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

ABSENT: Liaison to the Board of Supervisors Jenaway.

The members of the Commission reviewed the above referenced plan.

Mr. Elgart moved that the Planning Commission recommends that the Board of Supervisors approves Z2014-01, an ordinance creating multi-family use in the SM District, regulating lot size, frontage, open space and parking requirements, as presented. Mr. Garzillo seconded. A 5-0 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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