

UPPER MERION TOWNSHIP PLANNING COMMISSION
May 28, 2014

The Upper Merion Township Planning Commission met for their regularly-scheduled meeting on May 28, 2014 at 7:00 p.m. in the Township Building, 175 W. Valley Forge Rd., King of Prussia, PA.

Present: M. Jonathan Garzillo, Vice-Chairperson; Mark McKee, Secretary; Steve Elgart, Member; Robert Loeper, Township Planner; Scott Greenly, Associate Planner; Maudy Hedlund, Recording Secretary.

Absent: Jaquelin Camp, Chairperson; William Jenaway, Liaison to the Board of Supervisors.

Meeting Minutes: April 23, 2014

The April 23, 2014 Minutes were deferred.

Prior to opening the Workshop Mr. Garzillo stated that the Joint Meeting with the Board of Supervisors on May 8 went well.

Final Review: King of Prussia Mixed-Use District

Continued discussion from our previous meeting concerning an ordinance creating a new district, the King of Prussia Mixed-Use District, providing uses, dimensional criteria and design guidelines.

Present: Peter Simone, RLA, FASLA, President, Simone Collins Landscape Architects
119 E. Lafayette Street, Norristown, PA 19401.
Carole Kenney, Supervisor, Board of Supervisors.

From group discussion:

Mr. McKee addressed his concerns about the arrival of rental apartments to the park, the impact increased single occupancy vehicles would have on the region and the need for slip ramps and public transit to ease traffic congestion. Acknowledging Mr. McKee's concerns Mr. Simone offered examples of what the township, in particular, could do for this district.

Acknowledging Mr. McKee's concerns Mr. Garzillo requested the drafting of two resolutions for the Board of Supervisors' review.

Mr. Elgart motioned that the Planning Commission recommends that the Board of Supervisors adopt the new 209 Plan in order to facilitate the needs associated with the transportation improvements necessary for the continued development and redevelopment of the township. A 3-0 vote in favor carried.

Mr. Elgart motioned that the Planning Commission strongly recommends that the township adopt an official map which it believes is essential for the future development and redevelopment of the township. A 3-0 vote in favor carried.

Mr. Loeper, Commission members and Mr. Simone answered Ms. Kenney's questions regarding an official township map.

Members expressed their preference to make separate motions on the following four ordinances:

- A text amendment that creates the new King of Prussia Mixed-Use district.
Mr. Elgart motioned that the Planning Commission recommends that the Board of Supervisors adopt the ordinance amending Chapter 165, adding the KPMU King of Prussia Mixed-Use Zoning District. Mr. Garzillo seconded. Mr. McKee abstained. A 2-0 vote in favor carried.

Mr. Garzillo expressed his appreciation that a member of the Board of Supervisors was present to hear Mr. McKee's excellent thoughts.

- An ordinance that amends some definitions.
Mr. Elgart motioned that the Planning Commission recommends that the Board of Supervisors adopt the ordinance amending the Upper Merion Township Zoning Ordinance, Article III, §165-5, "Word Usage Definitions" by adding definitions for the terms "Extended Stay Hotel," "Home Improvement Center," "Kennel," "LEED," "Veterinary Clinic or Hospital" and "Wholesaling" pursuant to the creation of the new "KPMU King of Prussia Mixed-Use Zoning district. Mr. McKee seconded. A 3-0 vote, in favor, carried.
- A map amendment for properties in the KPMU district.
Mr. Elgart motioned that the Planning Commission recommends that the Board of Supervisors adopt the ordinance amending the Upper Merion Township Official Zoning Map to rezone certain properties from their current zoning to "KPMU King of Prussia Mixed-Use Zoning District." Mr. Garzillo seconded. Mr. McKee abstained. A 2-0 vote in favor carried.
- An amendment for public hearings and notice thereof.
Mr. Elgart motioned that the Planning Commission recommends that the Board of Supervisors adopt the proposed amendment to the Upper Merion Township Zoning Ordinance, Article XXXVI, §165-259, "Public Hearing and Notice" to make the Code consistent with the Municipalities Planning Code, in this regard. Mr. Garzillo seconded. A 3-0 vote, in favor, carried.

Mr. Loeper distributed a copy of the recommended amendments for review at the next meeting.

There being no additional business, Mr. Garzillo motioned to adjourn the meeting at 8:15 p.m.
A 3-0 vote carried.

Sincerely yours,

MARK MCKEE, SECRETARY

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