

**UPPER MERION TOWNSHIP PLANNING COMMISSION**  
**APRIL 9, 2014**

The Upper Merion Township Planning Commission met for their regularly-scheduled meeting on April 9, 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:** William Jenaway, Liaison to the Board of Supervisors.

**Meeting Minutes: March 26, 2014**

Mr. Garzillo motioned for approval of the amended Minutes. Ms. Camp seconded. Mr. Elgart abstained. A 3-0 vote, in favor, carried.

**Plan:**

**Workshop: King of Prussia Mixed Use District**

Continued discussion from our previous meeting concerning an ordinance creating a new district (KOP MXD), providing uses, dimensional criteria and design guidelines.

**Present:** Peter Simone, RLA, FASLA, President, Simone Collins Landscape Architects  
119 E. Lafayette Street, Norristown, PA 19401.  
Eric Goldstein, Executive Director, King of Prussia Business Improvement District.  
Robert Brown, Proprietor, 711 First Avenue, King of Prussia, PA.

Mr. Loeper informed members that the Board of Supervisors' hearing has been rescheduled from April 24 to May 15, 2014.

Mr. Simone and Mr Goldstein addressed:

- Editorial changes to the Ordinance.
- Concerns regarding the Ordinance's future impact on existing light industrial uses. Members identified the need to create a clear and restrictive definition for wholesale use.
- Restricting the square footage of retail use within a structure to twenty-five (25) percent.
- Excluding "Big Box" and strip malls.
- Introducing sustainability into the Ordinance.  
Ms. Camp provided an alternative to LEED certification that many municipalities use.
- Whether LEED is legally defensible. To be reviewed by the Township's Solicitor.

There being no additional business, the meeting adjourned at 8:48 p.m.

Sincerely yours,

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MARK MCKEE, SECRETARY

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