

UPPER MERION TOWNSHIP PLANNING COMMISSION
APRIL 23, 2014

The Upper Merion Township Planning Commission met for their regularly-scheduled meeting on April 23, 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; Robert Loeper, Township Planner; Scott Greenly, Associate Planner; Maudy Hedlund, Recording Secretary.

Absent: Steve Elgart, Member; William Jenaway, Liaison to the Board of Supervisors.

Meeting Minutes: April 9, 2014

Mr. Garzillo motioned for approval of the Minutes. Mr. McKee seconded. A 3-0 vote, in favor, carried.

Prior to the Workshop Mr. Loeper made the following announcements:

- The Chairman of the Board of Supervisors invited the Planning Commission to a Zoning Workshop meeting on May 1 at 5:00 p.m.
- The Planning Commission will meet with the Board for a Joint Meeting on May 8 from 7:00 to 7:30 p.m.
- The County's letter for this ordinance was distributed to members.

Workshop: King of Prussia Mixed Use District

Continued discussion from our previous meeting concerning an ordinance to create 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.
John Bown, 711 First Avenue, King of Prussia, PA.

Mr. Simone's presentation addressed changes and additions to the following sections of the ordinance amending the Upper Merion Township Zoning Ordinance by repealing Article XXIII, "SM Suburban Metropolitan District" and creating a new Article XXIII, entitled "MU Mixed Use Zoning District."

- Intent (§165-126).
- Use regulations (§165-127).
- Dimensional Requirements (§165-128).
 - Sustainable building practice and incentives.
- Building projections (§165-129).
- Requirements for common use areas (§165-130).
- Requirements for pedestrian ways (§165-131).
- Design standards for MU Mixed Use Districts (§165-132).
- Emergency access (§165-133).

Mr. Simone noted that the BID has been working at providing additional incentives to allow increased height and decreased green area. Its goals are to provide clear definitions and to pass the ordinance. Although the BID would prefer moving forward with the LEED standards the intent is not, necessarily, to have LEED certification in this district.

Providing her own opinions Ms. Camp noted that:

- LEED certification is not unreasonable for the bonuses being given.
- Some municipalities require submitting the LEED checklist with the building permit application showing the building was designed to meet the standards of a LEED certification without requiring that the silver or gold certification be sought.
- The LEED checklist is a guideline to know when the requirement has been met.

Group discussion produced the following recommendations:

- Provide specifically-defined language.
- Use a phrase other than “common use area” when referring to space designated for a residential amenity.
- Use a phrase other than “common use area” when referring to space designated for public access.
- Provide incentives that will reduce single occupant vehicles while bringing needed transportation and transit improvements that benefit Upper Merion Township, its citizens, the BID, the tenants, and owners of the buildings.

Members of the Planning Commission will attend the Zoning Workshop on May 1 to explore what might or might not be feasible.

There being no additional business, the meeting adjourned at 10:08 p.m.

Sincerely yours,

MARK MCKEE, SECRETARY

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