

UPPER MERION TOWNSHIP PLANNING COMMISSION
October 14 , 2015

The Upper Merion Township Planning Commission met for their regularly-scheduled meeting on October 14, 2015 at 7:00 p.m. in the Township Building, 175 W. Valley Forge Rd., King of Prussia, PA.

Present: Jaque Camp, Chairperson; Mark McKee, Secretary; Vivian Peikin, Member; Matthew Popek, Member; William Jenaway, Liaison to the Board of Supervisors; Robert Loeper, Township Planner; Scott Greenly, Associate Township Planner.

Absent: Steve Elgart, Member

Meeting Minutes: August 26 , 2015

Mr. Popek motioned for the approval of the August 26th minutes as presented. Mr. Mckee seconded. A 4-0 vote, in favor, carried, All were in favor.

LD 2015-10 : Valley Forge Village Homes
401 North Gulph Road : Residential Development (3.7 Acres) VR3

Mr. Fry presented a 232 unit age restricted rental apartment development on 3.7 acres between Bryce Lane and Swedesford Road. The development will be for those aged 55 and over, will be four stories in height, and include 274 parking spaces under a sheltered garage. There will be three different types of units averaging 1000 square feet. Construction is expected to begin in early 2016 and will take approximately two years.

LD 2015-08 : Next Door Bar and Grill
401 North Gulph Road : Restaurant Pad (10,818 SF); AG .

Ms. Kim Gurgen from Wegmans presented a 10,000 square foot, free standing restaurant with a patio in the north porting of the Wegmans parking lot. The Planning commission discussed walkability between the residential and commercial areas of development as well as the impact of traffic on the area.

Additional Business:

Mr. Loeper distributed copies of the Wireless Communications Facilities Ordinance for the Planning Commission members to review for recommendation to the Board of Supervisors in advance of the public meeting being held on November 12th, 2015.

There being no additional business, the meeting adjourned at 8:08 p.m.

Sincerely yours,

MARK MCKEE, SECRETARY