

UPPER MERION TOWNSHIP PLANNING COMMISSION
July 22, 2015

The Upper Merion Township Planning Commission met for their regularly-scheduled meeting on May 13, 2015 at 7:00 p.m. in the Township Building, 175 W. Valley Forge Rd., King of Prussia, PA.

Present: Jaque Camp, Chairperson; M Garzillo, Vice Chairperson; Mark McKee, Secretary; Steve Elgart, Member; Matthew Popek, Member; William Jenaway, Liaison to the Board of Supervisors; Robert Loeper, Township Planner; Scott Greenly, Associate Township Planner; Maudy Hedlund, Recording Secretary.

Absent: M Jonathan Garzillo, Vice-Chairperson.

Meeting Minutes: May 13, 2015
July 8, 2015

Mr. Elgart motioned for the approval of the April 22 Minutes as presented. Mr. Popek seconded. A 3-0 vote, in favor, carried.

Mr. Loeper announced that Scott Greenly received a Manager's Award for Excellence at today's Employee Appreciation Luncheon.

Review of 2014 summary for Board of Supervisors May 14, 2015 Joint Meeting.

Mr. Loeper provided members with a summary of the Planning Commission's activities for 2014 and polled members for items to discuss at the Joint Meeting with the Board of Supervisors. Mr. Elgart commented on communities that are being recognized for focusing on the "Complete Streets" concept that accommodates all modes of transportation, from pedestrians to motorists. Mr. Loeper suggested possibly meeting at 7PM the evening of the joint meeting with the Board of Supervisors to further discuss any further talking points.

Mr. Loeper, Ms. Camp, Mr. McKee and Mr. Greenly attended a presentation hosted by the Montgomery County Planning Commission on reinventing business parks. The presentation focused heavily on the County's plans to rework the PA Turnpike interchanges. Discussion followed regarding abandoning the car-centric ideology of future plans.

Zoning Workshop: Proposed replacement of existing Office and Industrial zoning districts

Mr. Loeper presented changes to the Office and Industrial Zoning Districts created from comments made at the last Board of Supervisors Zoning Workshop Meeting. Mr. Loeper stressed that that Planning Commission needs to get any comments they have regarding the Office and Industrial Districts into staff as soon as they are available. Definitions were created for Structured Parking and Public Transportation Station. Ms.

Camp noted that the definition for Public Transportation station was much better than the previous draft. Mr. Popek questioned if the new definition for Public Transportation Station applied to a bus stop along two lines. Mr. Loeper expressed that he felt at least one of the lines should be a fixed route. Discussion followed as to at what point a bus stop could be defined as a transportation station. Mr. Popek questioned the wording of the Structured Parking definition.

Mr. Loeper reported that changes were made to the educational services section of the districts to allow technical and trade school uses in the Industrial Districts.

Nursing home and Continuing Care Retirement Community are continued to be permitted in the Administrative Office district, as there are currently two nursing homes in the areas of where this district is proposed to be located. Both uses will be a conditional use in the Office Industrial and Commercial Industrial districts.

Mr. McKee questioned kennels being a permitted use as some of these properties are in close proximity to residential properties and whether or not this use should be a conditional use or a special exception. Mr. Loeper stated that there are residential setbacks required for industrial districts, however there are issues enforcing these setbacks in the courts. Mr. Loeper pointed out that kennels are a permitted use in the King of Prussia Mixed Use District. Ms. Camp also pointed out the Township has noise ordinances to regulate the noises a kennel use may generate.

A new use was included under the Arts and Recreation section called Commercial Recreation, which was defined as a recreation area that provides facilities for recreational and sporting activities for membership or user fee. The definition was worded to not include Township parks. Mr. Popek questioned if this included tickets. Mr. Loeper gave examples including driving range, batting cage, riding club or watching a sporting event. Mr. Elgart questioned if this definition would include a shooting range. Mr. Loeper stated that he thought it would include a shooting range, but that the Township does have to provide locations for all uses within the Township or risk being challenged in court.

Mr. Loeper stated that multifamily residential was removed as a permitted use and added as a conditional use and asked for comments from the commission regarding this change. Mr. Loeper noted that this is similar to what was established in the King of Prussia Mixed Use District. Ms. Camp stated that a residential use should not be required to provide parking for a train station, noting that requiring a TOD project to require parking goes against the idea of a TOD. Mr. Loeper noted that there are still more uses that need to be added to Office and Industrial districts.

There being no additional business, the meeting adjourned at 8:15 p.m.

Sincerely yours,

MARK MCKEE, SECRETARY