

**UPPER MERION TOWNSHIP PLANNING COMMISSION**  
**April 22, 2015**

The Upper Merion Township Planning Commission met for their regularly-scheduled meeting on April 22, 2015 at 7:00 p.m. in the Township Building, 175 W. Valley Forge Rd., King of Prussia, PA.

**Present:** Jaque Camp, Chairperson; M. Jonathan 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.

**Meeting Minutes: March 11, 2015**

Mr. Elgart motioned for the approval of the Minutes with a spelling correction, as presented. Mr. Garzillo seconded. Motion approved 5-0.

Mr. Loeper informed members of CHOP's grand opening events scheduled for May 8th and 9th and the Commission's May 14<sup>th</sup> Joint Meeting with the Board of Supervisors.

Mr. Loeper thanked members for attending and participating in SEPTA's Public Workshop on their King of Prussia Rail Project.

**Zoning Workshop on Office and Industrial Districts:**

**Proposed replacement of existing Office and Industrial zoning districts.**

Mr. Loeper's presentation identified uses within the Administrative/Office, Commercial/Industrial, Office/Industrial and Industrial Districts. Some changes, such as adding multi-family residential to Office, C2, and C3 districts, are being considered. Mr. Elgart recommended providing simplification and flexibility for fragmented and fragile zoning districts.

From group discussion on the township's mixed feelings about SEPTA's King of Prussia Rail Project, Ms. Camp commented on the importance of not allowing the rail line to carve up our community and insisting on a well-planned infrastructure. Mr. McKee commented on a time when the Radnor community had mixed feelings about converting abandoned rail lines into bike and walking trails that, now, are greatly appreciated.

Members were asked to review and comment on the circulated "Use" and "Dimensional" tables.

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

Sincerely yours,

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MARK MCKEE, SECRETARY

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