

UPPER MERION TOWNSHIP PLANNING COMMISSION
March 11, 2015

The Upper Merion Township Planning Commission met for their regularly-scheduled meeting on March 11, 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:

January 28, 2015
February 11, 2015

Mr. Garzillo motioned for the approval of the January 28, 2015 Minutes. Mr. Popek seconded. Motion approved 4-0-1. Mr. Elgart abstained.

Mr. Garzillo motioned for the approval of the February 11, 2018 Minutes. Mr. Elgart seconded. Motion approved 4-0-1. Mr. McKee abstained.

Plan: DP 2015-02: KOPA Operations LLC, 175 N. Henderson Rd., 1.27-acres, SC Shopping Center. Remove existing car wash (4,200 SF) and construct a new car wash (5,000 SF).

In light of the applicant's absence, Mr. Loeper tabled review of plan DP-2015-02 and added the following plan to the tonight's Agenda.

Plan: An Ordinance creating new commercial districts.

Members were presented a copy of an Ordinance amending the Upper Merion Township Zoning Ordinance, Chapter 165, by amending Section 165-5, "Word Usage; "Definitions," to add additional definitions, by amending Article XXII, SC Shopping Center Districts, to change certain use requirements; to add a new article entitled "Commercial Districts"; and to repeal articles XIX, XX, and XXI and all references related to the C-1, C-2, and C-3 Commercial Districts.

Mr. Loeper's presentation covered the added definitions; the locations of the newly-created Neighborhood Commercial, Limited Commercial, General Commercial, and Shopping Center districts; requirements applicable to districts, requirements applicable to sustainable building incentives; and requirements applicable to multi-family dwellings. The General Commercial District replaces the C-1 District.

Group discussion about the permitted multi-family dwellings in the General Commercial District addressed what types of developments would work on a particular site. Speaking personally, Ms. Camp commented that the more we can mix up commercial and residential the less car-dependent the neighborhood becomes.

Ms. Camp suggested adding “*at the rate of*” to item 2.c of Table CD.1 Notes (p. 6). (“.....shall be provided *at the rate of* 1 storage space for at least 15% of the total dwelling units.”)

Mr. Loeper informed members that the Ordinance is scheduled for a hearing in two weeks.

Ms. Camp felt that, given the amount of effort it takes to get to this point and the amount of Board of Supervisors’ oversight that the details of this document have already had, it makes sense to just keep it moving with the idea that any newly-written Zoning Ordinance is going to require tweaks.

Mr. Elgart asked if a statement from the Planning Commission was being requested. Mr. Loeper agreed. Mr. Elgart’s statement follows:

The Planning Commission, having reviewed an Ordinance amending the Upper Merion Township Zoning Ordinance, Chapter 165, by amending Section 165-5, “Word Usage; “Definitions,” to add additional definitions, by amending Article XXII, SC Shopping Center Districts, to change certain use requirements; to add a new article entitled “Commercial Districts”; and to repeal articles XIX, XX, and XXI and all references related to the C-1, C-2, and C-3 Commercial Districts, recommends that the Board of Supervisors continue with the process of adopting an Ordinance to accomplish this purpose, with such minor typos and corrections as may be necessary. Mr. Garzillo seconded. Motion approved 4-0-1. Mr. McKee abstained.

Ms. Camp inquired about the copy of an Ordinance of creating design guidelines for development in the NC (Neighborhood Commercial), LC (Limited Commercial) and GC (General Commercial) Zoning Districts that Mr. Loeper handed out this evening. Mr. Loeper asked members to review the latter for future discussion.

Mr. Loeper announced and members accepted Matt Popek’s suggestion to attend SEPTA’s Public Workshop on March 25 in lieu of the next Planning Commission meeting. Mr. Jenaway acknowledged the members’ acceptance.

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

Sincerely yours,

MARK MCKEE, SECRETARY

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