

**UPPER MERION TOWNSHIP PLANNING COMMISSION**  
**October 28, 2015**

The Upper Merion Township Planning Commission met for their regularly-scheduled meeting on October 28, 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; Steve Elgart, Member; Scott Greenly, Associate Township Planner.

**Absent:** William Jenaway, Liaison to the Board of Supervisors and Robert Loeper, Township Planner.

**Meeting Minutes: October 14, 2015**

Mr. Popek motioned for the approval of the October 14<sup>th</sup> minutes as presented. Ms. Peikin seconded. A 4-0 vote in favor, Mr. Elgart abstained.

**LD 2015-07: 750 Moore Road**  
**Residential Development (5.1 Acres); SM**

Mr. Greenly presented changes to the Stormwater Plan for the property at 750 Moore Road that was originally approved for use as an extended-stay hotel in 2005, a zoning text amendment allowed for the conversion to residential use. The property will now be for residential apartment use and the impervious coverage has been reduced to less than fifty percent. Stormwater will be managed in three main areas including two above ground bio-retention basins as well as one underground retention basin to be discharged into the Mashellmac Creek. The easements listed on the deed for the property allow the space for sanitary and storm sewers and all discharges have been approved by the Department of Environmental Protection through an NPDES Permit. Sidewalks area also included on all street frontages. Ms. Peikin motioned that the Planning Commission recommend approval of this plan to the Board of Supervisors as presented. Mr. Elgart seconded. A 5-0 vote in favor, carried.

**LD 2015-09 : New Restaurant Pad**  
**King of Prussia Mall (8,400 SF); SC.**

Ms. Yarnoff, representing Simon Properties and Mr. Marshall from Nave Newell presented an 8,400 square foot restaurant pad with 6,900 square feet of indoor space and 1500 square feet of outdoor dining space near the Shake Shack. A retaining wall is already in place to reduce ground disturbance and sidewalks will be added to bring visitors to both the transit center and to the mall itself. Simon requested that three waivers be granted including; grading closer than five feet of the property line, allowing single striped parking lines, and allowing a slope greater than five percent (5.2%.) The

Planning commission members discussed walkability to the property as well as the potential of the Septa high speed line coming to the area. Mr. McKee motioned that the Planning Commission recommend approval of this plan to the Board of Supervisors as presented, including the requested waivers. Mr. Popek seconded. A 5-0 vote in favor, carried.

**Additional Business:**

The Planning Commission discussed the Wireless Communications Facilities Ordinance and Mr. Popek motioned that the recommendation for approval be given to the Board of Supervisors. Mr. McKee seconded. A 5-0 vote in favor, carried.

Ms. Camp mentioned that the reusing of aging office parks to create mixed use complexes making suburban communities more sustainable has been discussed in several national conferences.

There being no additional business, the meeting adjourned at 8:29 p.m.

Sincerely yours,

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MARK MCKEE, SECRETARY