

**UPPER MERION TOWNSHIP PLANNING COMMISSION
OCTOBER 9, 2013**

The Upper Merion Township Planning Commission met for their regularly-scheduled meeting on October 9, 2013 at 7:00 p.m. in the Township Building, 175 W. Valley Forge Rd., King of Prussia, PA.

PRESENT: Steve Elgart, Vice-Chairperson; Thomas Sincavage, III; M. Jonathan Garzillo; William Jenaway, Liaison to the Board of Supervisors; Scott Greenly, Associate Planner and Maudy Hedlund, Recording Secretary.

ABSENT: Jaquelin Camp, Chairperson; Mark McKee, Secretary; Robert Loeper, Township Planner.

Meeting Minutes: September 11, 2013

Mr. Garzillo motioned for approval of the September 11, 2013 Minutes.
Mr. Elgart seconded. Mr. Sincavage abstained. A 2-0 vote, in favor, carried.

Plan: Second Review

**HCP Properties, LP
Arden Courts
620 W. Valley Forge Road
DP 2013-07**

Construction of a 2,312 sf building addition with additional parking and rain garden. A-R Administrative Research, 5.01 acres.

Present:

Neil A. Stein, Esq., Kaplin Stewart, Blue Bell, PA 19422.
J. Michael Davis, RLA, SALA, LEED, AP, Project Manager, Nave Newell, King of Prussia, PA.
Rick Snoddy, Sr. Project Manager, Manor Care, King of Prussia.
Alan Verbit, VP, Deer Creek HOA, 754 Whitetail Circle, King of Prussia.
Christine Russell, 756 Deer Creek Drive, King of Prussia.

From Mr. Greenly's presentation:

An on-site meeting with the applicant's representatives regarding the issues pertaining to the Arden Courts trash dumpster resulted in the following recommendations:

- A shed, currently located behind the dumpster, will be moved.
- The dumpster's pad will be reduced in size and drain onto the Arden Court property.
- An evergreen buffer will surround the dumpster.

Area residents voiced interest in an agreeable solution and concern about the robustness of the dumpster's proposed enclosure.

From group discussion:

Responding to the Deer Creek Homeowners Association request for a fee from Manor Care for future maintenance of the Deer Creek detention basin, the applicant's representative indicated a willingness to participate.

Members of the audience and Deer Creek Homeowners Association were advised to prepare for and attend either the October 17 or November 14 Board of Supervisors meeting.

Recommendation:

Mr. Elgart drafted a resolution that the Planning Commission recommend that the Board of Supervisors approve the proposed additions to the Arden Court facility on West Valley Forge Road subject to reasonable progress being made in two areas: (1) the redesign of the trash dumpster facility in a manner that meets the needs of the neighbors and of the property owner; (2) that the HCP Properties and Deer Creek Homeowners Association come to some reasonable accommodation regarding the funding for the maintenance of the regional storm water facility which is on the Deer Creek site and for which Deer Creek is responsible. Mr. Garzillo seconded. A 3-0 vote, in favor, carried.

There being no additional business, the meeting adjourned at 7:30 p.m.

Sincerely yours,

MARK MCKEE, SECRETARY

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UPPER MERION TOWNSHIP PLANNING COMMISSION

OCTOBER 9, 2013

TO: UPPER MERION TOWNSHIP BOARD OF SUPERVISORS
FM: UPPER MERION TOWNSHIP PLANNING COMMISSION
REF: HCP Properties, LP
Arden Courts
620 W. Valley Forge Road
DP 2013-07

Construction of a 2,312 SF building addition with additional parking and rain garden. A-R Administrative Research, 5.01 acres.

PRESENT: Vice-Chairman Elgart; Members Sincavage and Garzillo; Liaison to the Board of Supervisors Jenaway; Associate Planner Greenly and Recording Secretary Hedlund.

ABSENT: Chairperson Camp; Secretary McKee; Township Planner Loeper.

The members of the Commission reviewed the above referenced plan.

Mr. Elgart drafted a resolution that the Planning Commission recommend that the Board of Supervisors approve the proposed additions to the Arden Court facility on West Valley Forge Road subject to reasonable progress being made in two areas: (1) the redesign of the trash dumpster facility in a manner that meets the needs of the neighbors and of the property owner; (2) that the HCP Properties and Deer Creek Homeowners Association come to some reasonable accommodation regarding the funding for the maintenance of the regional storm water facility which is on the Deer Creek site and for which Deer Creek is responsible. Mr. Garzillo seconded. A 3-0 vote, in favor, carried.

I do believe the opinions expressed herein, do properly define the position of the Commission.

Sincerely yours,

MARK MCKEE, SECRETARY

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