

**UPPER MERION TOWNSHIP PLANNING COMMISSION  
JANUARY 23, 2013**

The Upper Merion Township Planning Commission met for their regularly scheduled meeting on January 23, 2013 at 7:00 p.m. in the Township Building, 175 W. Valley Forge Rd., King of Prussia, PA.

**PRESENT:** Jaquelin Camp, Chairperson; Steve Elgart, Vice-Chairperson; Thomas Sincavage, III; Robert Loeper, Township Planner; Scott Greenly, Associate Planner; and Maudy Hedlund, Recording Secretary.  
Absent: Mark McKee, Secretary; William Jenaway, Liaison to the Board of Supervisors.

**Meeting Minutes: January 9, 2013**

Mr. Elgart motioned for the approval of the Minutes of January 9, 2013.  
Mr. Sincavage seconded. A 3-0 vote, in favor, carried.

**Plans – Second Review:**

**U.S. Restaurants, Inc.  
DP 2012-11  
Burger King  
568 W. DeKalb Pike  
King of Prussia, PA 19406**

Demolition of the existing Burger King restaurant and adjacent veterinary hospital and construction of a new 3,278 square foot Burger King restaurant with drive-thru.

**Present:** Greg Winans, Vice President of Operations, U.S. Restaurants, Inc., Blue Bell, PA.  
Michael J. Kadelski, Chief Financial Officer, U.S. Restaurants, Inc.  
Matthew M. Chartrand, PE, Bohler Engineering, Center Valley, PA.

From Mr. Loeper's overview:

The County's Review Letter addressed the driveway closest to Allendale Rd. and additional landscaping. The applicant's response resulted in marked and maintainable landscaping improvements on-site and a significant reduction in impervious. The plan has been resubmitted to the Township's engineer.

The applicant did not submit a traffic study. A supplemental, one-page traffic study for the existing Burger King, showed a minimal increase of two to three trips per hour.

The applicant requested no variances and nine waivers.

From the applicant's presentation:

PADOT recommended:

- Installation of a sidewalk along Route 202.
- Elimination of the guard rail along Route 202.

The amended plan, which proposes to change the grading plan, will:

- Significantly improve the area adjacent to Route 202.
- Provide an improved turning radius at the driveway.
- Allow water sheeting across 202 to bypass the driveway towards PADOT's detention system.
- Provide a widened exit lane onto south-bound 202.

Members requested a reduction in the width of the exit lane to prevent motorists from pulling around one another at the point of exit and to decrease the size of the pedestrian crossing. The applicant's representative offered to discuss the matter with PADOT.

A member commented favorably on the property's pedestrian access along Route 202.

During discussion regarding the County's comment to add some green space within the parking area the applicant's representative noted that the suggestion had been implemented at other Burger King sites; and that recurring damage to the green areas by delivery trucks eventually resulted in their elimination.

Construction of the new Burger King Restaurant is expected to take four months, with a grand opening in the fall.

Mr. Elgart's motion that the Planning Commission recommends the Board of Supervisors to approve the plan, as amended, was seconded by Mr. Sincavage seconded. A 3-0 vote, in favor, carried.

Other Business:

In response to Mr. Jenaway's request, Ms. Camp suggested that the Planning Commission members draft a memo to the Board of Supervisors and the Police Department regarding improvements in safety for pedestrians and driver education.

There being no additional business, the meeting adjourned at 7:47 p.m.

Respectfully Submitted,

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MARK MCKEE, SECRETARY

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**JANUARY 23, 2013**

**TO: UPPER MERION TOWNSHIP BOARD OF SUPERVISORS**

**FM: UPPER MERION TOWNSHIP PLANNING COMMISSION**

**REF: U.S. RESTAURANTS, INC.  
DP 2012-11  
BURGER KING  
568 W. DEKALB PIKE  
KING OF PRUSSIA, PA 19406**

Demolition of the existing Burger King Restaurant and adjacent veterinary hospital and construction of a new 3,278 square foot Burger King Restaurant with drive-thru.

**PRESENT:** Chairperson Camp; Vice-Chairperson Elgart; Member Sincavage; Township Planner Loeper; Associate Planner Greenly and Recording Secretary Hedlund. Absent: Secretary McKee; Liaison to the Board of Supervisors Jenaway.

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The members of the Commission reviewed the above referenced plan.

Mr. Elgart's motion that the Planning Commission recommends the Board of Supervisors to approve the plan, as amended, was seconded by Mr. Sincavage 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,

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MARK MCKEE, SECRETARY

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