

**UPPER MERION TOWNSHIP PLANNING COMMISSION
OCTOBER 10, 2012**

The Upper Merion Township Planning Commission met for their regularly scheduled meeting on October 10, 2012 at 7:00 p.m. in the Township Building, 175 W. Valley Forge Rd., King of Prussia, PA.

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

Meeting Minutes: September 26, 2012.

Ms. Camp motioned for the approval of the Minutes of September 26, 2012.

Mr. Krutsick seconded. Mr. Elgart, who was absent at the last meeting, abstained.

A 2-0 vote, in favor, carried.

Plans:

Franklin Maps Carwash

333 S. Henderson Road

DP 2012-08

Construction of a carwash, detail bay and pet wash station on existing Franklin Map property.

LI Limited Industrial, 4.01 Acres.

Present: Andrew H. Amsterdam, Proprietor, Franklin Maps, King of Prussia, PA.
Joseph M. Estock, PE, PLS, Joseph M. Estock Consulting Engineers & Land Surveyors, King of Prussia, PA.

In response to County and Township reviews the applicant submitted a revised plan that proposes:

- Two access lanes and one exit lane to improve circulation.
- Stacking for 13 cars and an auxiliary lane for 5 more, for a total of 18.
- A reduction of three feet in the building's width.
- A reduction of eight feet in the building's length.
- A white line and stop bar at the carwash building's exit.

The applicant received a variance from installing a sprinkler system.

From group discussion:

- Each carwash takes about 5 minutes.
- A detailing bay with three parking spaces may be added in the future.
- An area in the back of the property is parking space for a snowplow.
- Nine carwashes from the same manufacturer, with stacking ranging from 3 to 11, exist across the US.

The improved plan was viewed as an elegant solution.

Mr. Elgart recommended approval of the revised plan. Ms. Camp seconded. A 4-0 vote, in favor, carried.

Workshop:

Medical Uses: definitions and uses
Bed & Breakfast: definition
Continuing Care Retirement Community: definition
Family: definition
Temporary unit for relative: standards
Conversion of Dwellings: standards
Student house: standards
Outdoor Lighting: standards

The draft ordinances for Medical Uses and Outdoor Lighting will be presented to the Board of Supervisors on November 15, 2012.

This portion of the workshop addressed definitions applicable to:

- Medical uses: hospital, medical clinic, medical office, medical office building, and nursing home.
- Bed and Breakfast.
- Continuing Care Retirement Community.
- Family.

Mr. Elgart recommended that the Board of Supervisors approve the ordinance on Medical Uses subject to a review and cleaning up of some wording. Ms. Camp seconded. A 4-0 vote, in favor, carried.

The second portion of the workshop addressed definitions applicable to:

- Temporary unit for a relative.
- Conversion of a dwelling.
- A student house.
- Outdoor lighting.

Mr. McKee made a motion to approve the Outdoor Lighting Ordinance. Ms. Camp seconded. A 4-0 vote, in favor, carried.

There being no additional business, the meeting adjourned at 8:46 p.m.

Respectfully Submitted,

MARK MCKEE, SECRETARY

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