

UPPER MERION TOWNSHIP PLANNING COMMISSION
JULY 24, 2013

The Upper Merion Township Planning Commission met for their regularly-scheduled meeting on July 24, 2013 at 7:00 p.m. in the Township Building, 175 W. Valley Forge Rd., King of Prussia, PA.

PRESENT: Steve Elgart, Vice-Chairperson; M. Jonathan Garzillo; Thomas Sincavage, III; Robert Loeper, Township Planner; Scott Greenly, Associate Planner; and Maudy Hedlund, Recording Secretary.

ABSENT: Jaquelin Camp, Chairperson; Mark McKee, Secretary; William Jenaway, Liaison to the Board of Supervisors.

Meeting Minutes: June 26, 2013

Mr. Garzillo motioned for the Minutes' approval. Mr. Elgart seconded. Mr. Sincavage, who did not attend the June 26 meeting, abstained. A 2-0 vote, in favor, carried.

Plan:

707 Flint Hill Road
DP 2013-06

Demolish existing dwelling and construct 2,000 SF, 2-story business garage and office.

0.35 acres, LI – Limited Industrial

Present: Francis E. Schultz, Jr., 460 Timber Circle, Wayne, PA 19087.

From Mr. Loeper presentation:

Proposed for this unusually configured LI-zoned lot with a non-conforming residence is a two-story commercial building with a storage/garage area on the first floor and office space on the second.

In April of 2013 the Zoning Hearing Board granted the applicant variances for front- and side-yard setbacks, buffers and parking. Parking has been reduced to four spaces.

The applicant will preserve the existing trees, install additional landscaping and, as per the Board of Supervisor's request, install a sidewalk.

Mr. Loeper gave an overview of a DEP-permitted project to create a larger stormwater basin.

Members considered the proposed plan an appropriate use for this virtually unusable lot. Given the possibility of a site assembly, the members agreed that the applicant should install a sidewalk.

Mr. Elgart asked if members were prepared to make a motion. Mr. Garzillo motioned to approve the development plan as presented. Mr. Sincavage seconded. A 3-0 vote in favor carried.

Other:

Mr. Loeper noted that SEPTA provided online information for the Phase I Environmental Assessment of the King of Prussia Rail.

Mr. Elgart inquired about the revision of the Code which simplifies the zoning districts; accommodates and reflects the type of use structure; and makes the Code less descriptive of uses.

The proposed Code revisions already include these provisions.

There being no additional business, the meeting adjourned at 7:40 p.m.

Sincerely yours,

MARK MCKEE, SECRETARY

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July 24, 2013

The amended Minutes were approved on August 14, 2013

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JULY 24, 2013

TO: UPPER MERION TOWNSHIP BOARD OF SUPERVISORS

FM: UPPER MERION TOWNSHIP PLANNING COMMISSION

**REF: 707 Flint Hill Road
DP 2013-06**

Demolish existing dwelling and construct 2,000 SF, 2-story
business garage and office.
0.35 acres, LI – Limited Industrial

PRESENT: Vice-Chairman Elgart; Members Sincavage and Garzillo; Township
Planner Loeper; Associate Planner Greenly, and Recording
Secretary Hedlund.

ABSENT: Chairman Camp; Secretary McKee; Liaison to the Board Jenaway.

The members of the Commission reviewed the above referenced plan.

Mr. Elgart asked if members were prepared to make motion. Mr. Garzillo
motioned to approve the development plan as presented. 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,

MARK MCKEE, SECRETARY

mh

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