

**UPPER MERION TOWNSHIP PLANNING COMMISSION**  
**AUGUST 14, 2013**

The Upper Merion Township Planning Commission met for their regularly-scheduled meeting on August 14, 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; Mark McKee, Secretary; M. Jonathan Garzillo; Robert Loeper, Township Planner; Scott Greenly, Associate Planner.

**ABSENT:** William Jenaway, Liaison to the Board of Supervisors; Thomas Sincavage, III and Maudy Hedlund, Recording Secretary.

**Meeting Minutes: July 24, 2013**

Mr. Elgart motioned for the approval of the amended Minutes. Mr. Garzillo seconded. Ms. Camp and Mr. McKee, who did not attend the July 24 meeting, abstained. A 3-0 vote, in favor, carried.

**Plan:**

**Simon Properties**

**DP 2013-05**

**King of Prussia Mall**

Construction of building to connect the Plaza and Court containing retail, restaurants and common areas. (183,937 SF)  
SC-Shopping Center, 127 acres

**Present:**

William G. Jackson, Vice President, Development, SIMON Property Group, Inc.  
King of Prussia, PA.

Denise R. Yarnoff, Esq., Riley Riper Hollin & Colagreco, Exton, PA.

Michael F. Hartman, Senior Civil Engineer, SIMON Property Group, Inc.

Keith J. Marshall, PE, Project Manager, Nave Newell, King of Prussia, PA.

Various concerns held by the applicant, the Township and the Planning Commission were addressed, and resulted in the following:

- Engineering is issue-free and near clean-up.
- Review of traffic-related concerns will create some modifications at various signals along the perimeter of the Mall.
- A parking study was commissioned by the applicant. A minimum parking ratio of 4.25 in place at comparable malls throughout the country was requested.

The applicant's representatives requested three waivers for:

- Grading within 5 feet of the property line.
- Single striping vs. double striping.
- A partial waiver for a reduction in the number of trees.

Due to insufficient space on Mall property for the required number of trees, the applicant offered to plant five shrubs for every one tree. The applicant accepted a suggestion to donate any remaining trees to the Shade Tree Commission.

Referring to the landscaped areas, Mr. Elgart suggested that the Planning Commission recommend a waiver subject to the Board of Supervisors' approval.

In response to member inquiries the applicant's representatives noted that:

- Architectural design of the building addition is ongoing and will be presented to the Planning Commission at a later date.
- The existing canopy at Macy's walkway will be replaced; design has not been finalized.
- The Mall Boulevard underpass below the new building connection will be designed as a safe, attractive, well-lit environment for both pedestrians and motorists.
- Management plans to install additional charging stations for electric vehicles.
- More way-finding signs and graphics will be installed throughout the entire property.
- The applicant, township and SEPTA have been working on a Phase One Environmental Impact Study for a rail connection.
- The relocation of two SEPTA bus stops has not been addressed. Plans for these stops will be worked out with SEPTA and presented at a later date.

Mr. Elgart moved that the Planning Commission recommend approval of the current expansion plan for the King of Prussia Mall. He recommended that the Board of Supervisors grant the waivers with respect to grading and single striping; that the Board of Supervisors, subject to a review of the actual landscaping plan, allows a waiver from the Landscape Ordinance. We further recommend that to the extent that the trees, which would be required, are waived; that the applicant agreed to provide those trees for planting elsewhere in the township. Mr. Garzillo seconded. A 4-0 vote, in favor, carried.

There being no additional business, the meeting adjourned at 8:05 p.m.

Sincerely yours,

MARK MCKEE, SECRETARY

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**AUGUST 14, 2013**

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

**FM:** UPPER MERION TOWNSHIP PLANNING COMMISSION

**REF:** Simon Properties  
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**PRESENT:** Jaquelin Camp, Chairperson; Steve Elgart, Vice-Chairperson; Mark McKee, Secretary; M. Jonathan Garzillo; Robert Loeper, Township Planner; Scott Greenly, Associate Planner.

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The members of the Commission reviewed the above referenced plan.

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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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