

**UPPER MERION TOWNSHIP PLANNING COMMISSION  
SEPTEMBER 11, 2013**

The Upper Merion Township Planning Commission met for their regularly-scheduled meeting on September 11, 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; William Jenaway, Liaison to the Board of Supervisors; Scott Greenly, Associate Planner and Maudy Hedlund, Recording Secretary.

**ABSENT:** Thomas Sincavage, III; Robert Loeper, Township Planner.

**Meeting Minutes: August 14, 2013**

Mr. Garzillo motioned for approval of the amended August 14, 2013 Minutes.  
Mr. McKee seconded. A 4-0 vote, in favor, carried.

**Plan:**

**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.  
Alan Verbit, VP, Deer Creek HOA, 754 Whitetail Circle, King of Prussia.  
Christine Russell, 756 Deer Creek Drive, King of Prussia.  
Karen McManuels, 731 Whitetail Circle, King of Prussia.  
Bill Carroll, 633 Crestwyck Drive, King of Prussia.

From Mr. Greenly's presentation:

The property located at 620 W. Valley, known as Arden Courts, is located behind the Manor Care facility and is sandwiched between residential districts R3B and R2A. The applicant is proposing to:

- Construct four-building additions that total 2012 sq. ft.
- Add eight patient 8 beds.
- Add 13 parking spaces.
- Extend and relocate the access driveway up to the north.
- Install a lined rain garden to detain the site's increased impervious.

The applicant is requesting five (5) waivers:

- To allow grading within five (5) feet of the property line.
- To not show all existing features 200' from the site on the plan.
- To not show all man-made features within 200' of the proposed site on the plan.
- To not provide a traffic impact study.
- To not provide a non-residential open space.

On June 26, 2013 the Zoning Hearing Board granted Special Exceptions 165-82 A (7)(b) to allow the expansion of the facility less than 150' from a residential district and 165-85 to allow parking spaces within 100' of a residential district; and Variances 165-85 to allow parking spaces within 100' of a residential district and 165-86 to allow a building addition with a minimum screening buffer of 33.7 feet.

The Township Engineer's review letter recommended:

- Buffering all lighting from the residential areas.
- Adding a "No Thru Traffic" sign. The applicant's representative noted that the sign would be placed at the end of the parking lot.
- Relocating the dumpster (if possible).

The applicant's representatives thanked Mr. Greenly for his presentation and availed themselves to answer questions.

From group discussion:

Referring to the existing emergency access, a member requested replacing the impervious surface with a permeable one.

Area residents addressed the following maintenance issues.

Dumpster: The dumpster is within close proximity of an adjacent Deer Creek residence. Water leaking from it heads downhill towards the resident's property line. Loadings of the dumpster occur day and night and are followed by the loud slam of the dumpster's heavy metal lid. The weeded buffer attracts wild animals.

The Planning Commission noted that:

- The plan should accurately reflect the distance from the dumpster to the residential property line.
- Drainage from the dumpster and runoff should not go onto another property.
- The planting buffer needs to be reinstated.

Fencing: A request was made to maintain the privacy fence and to install a fence in the area bordering the neighboring church property.

Stormwater

Management: A resident questioned why the Deer Creek Homeowners Association is responsible for maintaining the regional detention basin which also serves Lockheed Martin, PADOT, and Manor Care.

To maintain the detention basin, the Deer Creek Homeowners Association received a fee from Lockheed Martin. For future maintenance of the basin the HOA is requesting a fee from Manor Care.

The Planning Commission noted that:

- The matter is beyond the purview of the Planning Commission.
- Staff was asked to review the Lockheed Martin file.

There being no additional business, the meeting adjourned at 8:30 p.m.

Sincerely yours,

MARK MCKEE, SECRETARY

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