

**UPPER MERION TOWNSHIP PLANNING COMMISSION**  
**MAY 8, 2013**

The Upper Merion Township Planning Commission met for their regularly-scheduled meeting on May 8, 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; and Maudy Hedlund, Recording Secretary. \* Late arrival.

**ABSENT:** Thomas Sincavage, III; William Jenaway, Liaison to the Board of Supervisors.

M. Garzillo and S. Greenly are unable to attend the May 22<sup>nd</sup> meeting.

**Meeting Minutes: April 24, 2013**

Mr. Garzillo motioned for the Minutes' approval. Mr. Elgart seconded. A 3-0 vote, in favor, carried.

From Mr. Loeper's presentation:

- At the Board of Supervisors suggestion, Simon Properties will attend the meeting on June 12 to present the pedestrian plan for the mall connection and expansion.
- Pep Boys submitted their plans.
- Rob Loeper will meet with Dave Kraynik, Township Manager, and Dennis Maloomian, President of Realen, to discuss a significant component for residential at the Village at Valley Forge.
- The ECDC will be updating the Vision Plan.
- The Transportation Authority is updating the ACT 209 Plan, which addresses Traffic Impact Fees.
- Recommend shared driveways for commercial establishments.
- A "road diet" study is being performed on First Avenue and Moore Road by the KOPBID to address pedestrian and bike mobility.

Given the township's strong emphasis on a pedestrian connection, Mr. Loeper suggested that the Planning Commission evaluate the Campbell Thomas bicycling and pedestrian plan, with its focus on trails.

**Workshop: Joint Meeting w/Board of Supervisors on May 9 from 7:30 to 8:00 p.m.**  
**Zoning Ordinance**  
**Review of comments re: Residential Districts**

Joint Meeting with the Board of Supervisors on May 9, 2013:  
Ms. Camp and Mr. Garzillo will attend the Joint Meeting.

Review of comments re: Zoning Ordinance and Residential Districts:  
Group discussion will begin upon receipt of the County's comments.

Tonight's meeting focused on traffic-related concerns. Members provided the following suggestions:

- Install sidewalks on both sides of the street.
- Keep the community live-able by maintaining a logical capacity for our roads.
- We should make the overlapping conversations come together, reach out for the same set of goals and start becoming a single plan rather than silos.
- Extend the Route 100 line (Norristown High Speed Line) to the Mall and Business Park by running it along the Turnpike's right-of-way and bringing it in along Costco.
- Initiate quarterly discussions, request updates and exchange comments with the various authorities, boards and commissions regarding the township's vision.
- The BID can help reduce the lunch-hour traffic in the office parks by providing a "lunch shuttle" that loops every ten minutes during a two-hour period.
- Mandate that restaurants are permitted in business parks if density is met.
- Install EZ-Pass-Only ramps at this end of the township to reduce the commute of non-resident employees to office parks and to attract more business to our area.
- This Commission should take a leadership role.

It was noted that this productive meeting dealt with core, important things such as:

- Improving how we work with other people to improve coordination among the groups that are part of all aspects of the planning process.
- Recognizing that a sidewalk means a whole lot more than being able to go from here to there. Sidewalks are part of a whole system and lifestyle.
- Accommodating a change in how people who live here address their transportation needs.

There being no additional business, the meeting adjourned at 9:00 p.m.

Sincerely yours,

MARK MCKEE, SECRETARY

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