

**UPPER MERION TOWNSHIP PLANNING COMMISSION  
MARCH 27, 2013**

The Upper Merion Township Planning Commission met for their regularly-scheduled meeting on March 27, 2013 at 7:00 p.m. in the Township Building, 175 W. Valley Forge Rd., King of Prussia, PA.

**PRESENT:** Jaquelin Camp, Chairperson; Mark McKee, Secretary; Thomas Sincavage, III; M. Jonathan Garzillo; Robert Loeper, Township Planner; Scott Greenly, Associate Planner; and Maudy Hedlund, Recording Secretary.

**ABSENT:** Steve Elgart, Vice-Chairperson; William Jenaway, Liaison to the Board of Supervisors.

**Meeting Minutes: February 27, 2013**

Mr. Garzillo motioned for the Minutes' approval. Mr. McKee seconded. Ms. Camp, who was absent at the previous meeting, abstained. A 3-0 vote, in favor, carried.

**Workshop: Distribution of Draft Zoning Ordinance  
Overview  
Discussion of review and adoption timing**

Distribution of the Draft Zoning Ordinance resulted in:

- Updates in uses, standards and definitions.
- A consistent language.
- The elimination of circular references.
- A reduction in the number of districts from 25 to 19.

Overview:

The Board of Supervisors' decision to have an aggressive adoption schedule will provide the Planning Commission with written comments by June 3, 2013.

The Board scheduled a Workshop for June 13, 2013 and requested the Planning Commission's response by September 17, 2013.

The Board set a target date of October 17, 2013 for the adoption of the Code. If that deadline cannot be met, the adoption will occur on January 1, 2014.

Discussion:

The Planner's Office will be working on creating a potential zoning map.

- The current AR and AR-1 will become one administrative office district.
- The SM districts will become an office industrial district.
- Changes to the commercial districts may result in neighborhood commercial, limited commercial, general commercial and shopping center.
- Changes proposed by the BID's consultant for the Business Park and along Route 202 could result in the addition of one district.

Group conversation on how to proceed resulted in a recommendation to submit comments electronically. Mr. Loeper approved and requested members to submit their comments on the selected sections by the next meeting.

Other Business:

- In the future members will also review plans previously identified as “minor.”
- FEMA’s new Flood Plain maps will become available in 2014.
- We are working on a new stormwater, grading, and erosion ordinance.

There being no additional business, the meeting adjourned at 8:01 p.m.

Sincerely yours,

MARK MCKEE, SECRETARY

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