

UPPER MERION TOWNSHIP PLANNING COMMISSION
JANUARY 9, 2013

The Upper Merion Township Planning Commission met for their regularly scheduled meeting on January 9, 2013 at 7:00 p.m. in the Township Building, 175 W. Valley Forge Rd., King of Prussia, PA.

PRESENT: Steve Elgart, Vice-Chairman; Mark McKee, Secretary; Jaquelin Camp; Thomas Sincavage, III; William Jenaway, Liaison to the Board of Supervisors; Robert Loeper, Township Planner; Scott Greenly, Associate Planner; and Maudy Hedlund, Recording Secretary.

Mr. Elgart called the meeting to order at 7:00 p.m. with a pledge of allegiance.

Mr. Elgart offered a resolution of the members of the Planning Commission to thank Mr. Krutsick for his years of service on the Planning Commission; for his years as Chairman of the Planning Commission; and for his decades of service to the Township in many capacities. A unanimous vote carried.

Reorganization:

Election of Chairman, Vice-Chairman, Secretary
Establishment of Meetings

Mr. Elgart appointed Mr. Loeper Temporary Chair with the request to ask for nominations for Chair, Vice-Chair and Secretary.

The nomination for Chair:

On a motion by Steve Elgart, seconded by Thomas Sincavage, and all voting "aye," Ms. Jaquelin Camp was elected Chairperson of the Planning Commission (3-0). Ms. Camp accepted the nomination and expressed her thanks.

The nomination for Vice-Chair:

On a motion by Mr. McKee, seconded by Mr. Sincavage, and all voting "aye," Mr. Elgart was re-elected Vice-Chairman of the Planning Commission (3-0). Mr. Elgart accepted the nomination and thanked the members.

The nomination for Secretary:

On a motion by Mr. Elgart, seconded by Mr. Sincavage, and all voting "aye," Mr. McKee was re-elected Secretary of the Planning Commission (3-0).

Mr. Loeper recommended holding the meetings on the second and fourth Wednesdays of the month except in November and December when, due to holidays, the meetings would be held on the second Wednesday. Mr. Elgart motioned to approve this schedule. Mr. McKee seconded. A 4-0 vote carried.

Meeting Minutes: December 12, 2012

Mr. Elgart motioned to accept the December 12, 2012 Minutes. Mr. Sincavage seconded. Mr. McKee, who was absent at the last meeting, abstained. A 3-0 vote, in favor, carried.

Mr. Jenaway noted that the Board of Supervisors announced at its last meeting that Mr. Krutsick's resignation created a vacancy on the Planning Commission. The applicant(s)' interview and selection process is scheduled for February.

Plan:

620 LLC

DP 2012-14

620 W. DeKalb Pike

CO Commercial, 0.59 acres

Demolish existing gas station/convenience store (5,096 SF) and construct retail/restaurant building (6,729 SF). New parking, landscaping, circulation.

Present: Hector R. Vinas, ONECORP, 2760 N. University Dr., Davie, FL, 33024.
John A. Diemer, PE, Wilkinson & Associates, Valley Forge, PA, 19482.
Andrew Gowa, Esq., Narberth, PA 19072.

Mr. Loeper noted that the applicant proposes to:

- Demolish the existing Exxon gas station and convenience store located at the intersection of Allendale Rd. and West DeKalb Pike.
- Build a new retail structure closer to the street for two tenants: ATT&T and Chipotle Grill. The site adjoins The Container Store.

The parcel is located in the CO district. The Board of Supervisors has recommended that the parcel be rezoned to the SC District.

Currently, the site has three driveway access points; one on Allendale, two on DeKalb. The plan proposes to eliminate one of the two on DeKalb and relocate the Allendale Drive towards the rear of the site. This drive will also be reconfigured as a "right in-right out."

The applicant and his representatives propose to:

- Reduce the site's existing impervious.
- Be in full compliance with stormwater management requirements without the installation of an underground storage system.
- Install two trash dumpsters surrounded by a buffer in the rear corner of the property.
- Schedule early morning deliveries, as Chipotle would not be open for breakfast, and trash removal at end-of-day.
- Install appropriate landscaping along the rear property line and around the building.
- Utilize standard signage.
- Provide the Chipotle Grill with outdoor seating that faces the Mall.

The applicant's representative commented that the Board of Supervisors' request for a possible access between this and The Container Store's property is not possible. The applicant's willingness to provide a connection from his property to the mall site was noted by Mr. Loeper, who offered to make Mr. Greenly's recent mapping of the mall's sidewalks and crosswalks and Simon Corporation's new aerials available for review.

Questions posed by the members:

- Would the applicant consider installing an underground detention basin that ties into the stormwater system?
- Has access from the site to Allendale Road's two left-turning lanes been reviewed by the Township's engineer?

Requests made by the members:

- Installation of pavement markings to make the area safer for pedestrians.
- To maximize the number of parking spaces obtain permission from Mall management to utilize a nearby area for employee parking.

A member spoke favorably of the proposed building's flexible design. Should future conditions on Route 202 result in more foot traffic the entrance doors could easily be installed on the other side of the building.

The Planner's Office is awaiting receipt of Montco's review.

Other Business:

Ms. Camp will request the Planning Commission to draft and issue a memo of their concerns in response to Mr. Jenaway's suggestions about pedestrian safety and driver awareness, which included more clearly-marked pedestrian crossings and working with the Police department, the Township's Traffic Engineer, and the Board of Supervisors to explore possible education initiatives, such as videos for broadcast on the Township channel.

There being no additional business, the meeting adjourned at 8:11 p.m.

Respectfully Submitted,

MARK MCKEE, SECRETARY

mh