

UPPER MERION TOWNSHIP PLANNING COMMISSION
June 13, 2018

The Upper Merion Township Planning Commission met for their regularly-scheduled meeting on June 13, 2018 at 7:00 p.m. in the Township Building, 175 W. Valley Forge Rd., King of Prussia, PA.

Present: Matthew Popek, Chair; Mark McKee, Vice-Chair; Vivian Peikin, Member; Jaque Camp, Member; Robert Loeper, Township Planner; and Kyle Brown, Associate Township Planner.

Absent: Todd Brown, Secretary; Dr. William Jenaway, Liaison to the Board of Supervisors.

Pledge of Allegiance:

Approval of the Minutes of May 9, 2018:

Mr. McKee offered a correction. Ms. Peikin motioned to approve the Minutes, as amended. Ms. Camp seconded. A 4-0 vote, in favor, carried.

Mr. Loeper provided an update on tonight's Agenda and the Mancill Mill application.

PLAN:

SD 2018-02: Rapine Tract, 510 W. Beidler Rd. Two-lot residential subdivision with one existing dwelling. 1.91 acres, R-2 Residential District. Expires 8/21/2018.

Present: Tom and Deb Ryan, 518 W. Beidler Rd., King of Prussia, PA.

Absent: Kevin Davis, Builder.
Joseph Rapine, Property Owner.

Lot configuration and improvement plan:

The property is 1.91 acres in the R-2 Residential District and located at 510 W. Beidler Road, adjacent to Heuser Park. The applicant's property is served by a private roadway easement that serves four other properties.

The plan is to subdivide the property. Lot # 1 will be 0.56 acres and has an existing single family dwelling, Lot #2 will be 1.34 acres and will be the site for a new dwelling.

Public sewer:

Both of the dwellings can be connected to the sanitary system that extends along the rear of Heuser Park.

The easement:

The easement is 15 ft. wide with a 10 ft. paved driveway providing ingress and egress to Beidler Road. The adequacy of the 10 ft. wide drive will be reviewed by the Township Engineer.

The easement is located on three of the existing five lots. Upon completion, six homes will have access to the easement. Mr. Loeper indicated that the easement needs to be reviewed to determine if the additional lot has automatic right to the easement.

Code definition states that any accessway serving 6 or more dwellings shall be considered a private street. Private streets have the same dimensional requirements as public streets. This will be part of the plan review.

Currently, informal agreements are in place for maintenance of the easement.

No improvements to the intersection with Beidler Road are proposed at this time.

Water access:

Some of the lots operate on wells and others operate on public water from Beidler Road. The subdivision would be served by public water.

Drainage field:

The plan shows that the property's existing cesspool would be abandoned. Both houses would tie into the public sewer. One will access it by gravity, the other by a pump.

Comments from the members:

Ms. Camp commented that, before we can really do anything with this, we're going to need a lot more answers and input from the professionals.

Mr. Popek commented on the need to see the property's developer.

Mr. McKee wanted it recorded in the Minutes that the applicant should know that if you create some kind of a public road vs. a private road, those residents could be sewered because they could have access to a public easement and that this is the time to do it. Mr. Loeper replied that it would be enforceable if the building is within 150 feet.

Mr. Popek stated that there were no other offers for additional easements being strewn across this property as of yet, and added that it might come up in a discussion.

Referring to the site plan, which shows a 20-foot utility easement that connects from the existing sanitary to the original lot, Ms. Camp asked if the easement was an existing one or if it's being offered. Mr. Loeper confirmed that this easement is being created for the existing lot, and added that the original plan had no easements.

Mr. Loeper informed members that the County's letter was received at five p.m. today.

In closing:

Mr. Popek thanked the surrounding neighbors for attending the meeting and announced that the Planning Commission would invite everyone, including the property owner, back for a future, fuller discussion.

Motion to adjourn:

In response to Mr. Popek's question, Mr. McKee motioned and Ms. Camp seconded.

Meeting adjournment:

There being no additional business, the meeting adjourned at 7:35 p.m.

Sincerely yours,

TODD BROWN, SECRETARY