

UPPER MERION TOWNSHIP PLANNING COMMISSION
July 25, 2018

The Upper Merion Township Planning Commission met for their regularly-scheduled meeting on July 25, 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; Dr. William Jenaway, Liaison to the Board of Supervisors; and Kyle Brown, Associate Township Planner.

Absent: Todd Brown, Secretary; Robert Loeper, Township Planner.

Pledge of Allegiance:

Approval of the Minutes of June 13, 2018

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

Plan: DP 2018-08, 3500 Horizon Boulevard. Add a 32,707 square-foot, 2-story building addition to the existing 67,293 square-foot building. The 100,000 square-foot building will be used for Office/Research Development purposes. 10.23 acres, SM-1, Suburban Metropolitan.

Present: Edmond J. Campbell, Esq., Campbell Rocco Law, LLC.
King of Prussia, PA.
Kevin Kyle, Senior Project Manager, Bryemere Holding, LLC, Radnor, PA.

From Mr. Brown's Overview:

The plan was received on July 3, 2018. It expires on October 1, 2018.

Website Plans Update:

Mr. McKee requested uploading plans to the website.

Highlights from Ed Campbell's and Kevin Kyle's presentations:

The applicant, O'Neill, acquired fourteen buildings in the Renaissance Office Park with the goal of maintaining its status as an "A"-level office park.

The plan, which proposes to expand the building's footprint into the parking lot, would result in re-configured parking and the creation of a small stormwater feature.

The applicant is asking for permission, should the need arise, to convert a strip of green and trees currently held as parking in reserve to porous paving. The conversion represents a 2,000 SF increase in impervious coverage.

Parking Ratio:

The building currently has 361 parking spaces. The proposed addition will bring the parking ratio to 3.61 per thousand. The 39 parking spots held in reserve would bring the parking ratio to 4 per thousand.

In response to Mr. Popek's question, Ed Campbell confirmed that the building addition will result in a realignment of the rest of the lot's parking spaces and a Net Zero change in actual parking spaces.

The reserved parking area would not be built until there is a user that has that demand. Depending on the use of the building the reserve parking area may never be touched.

Waivers:

Three landscape waivers are requested.

Waiver one pertains to not providing one tree for every ten parking spaces.

Waiver two pertains to not providing building plantings.

Waiver three pertains to tree replacement planting requirements. Four (4) trees with a caliper of 12-inches or greater are to be removed with the building's expansion and associated parking reconfiguration. Twenty-three (23) trees are to be removed if and when the reserved parking is built.

Fee-in-lieu:

Should the parking area be constructed, the applicant requests a waiver to provide a fee-in-lieu of planting or to provide plantings elsewhere within the Township.

Additional Business:

The 3500 Horizon Drive building was vacant when the applicant acquired it and is currently not occupied.

Trip Generation Summary:

The trip generation summary produced by Tavani and Associates for the proposed expansion of 3500 Horizon Drive reflects a modest increase from the 30-trip increase in an a.m. peak hour to a 37-trip increase in the p.m. peak hour.

Ed Campbell commented that there is a desire to marry the flexibility and the opportunity that is in the space that's designed to be used as office. It would be an opportunity for a business that has a need for the flexibility that the space provides.

Comments from members on:

Building Height:

Members inquired about the building's height of the two-story expansion. Ed Campbell replied that its height would be the same as the existing building, with the exception of the parapet for the air handlers.

Trees:

Ms. Camp asked if the trees could be placed off the impervious, between the parking and residential area. The trees could help shade the asphalt, maybe not at every ten parking spaces, but elsewhere. Ed Campbell commented that he could look at installing them as buffers for the residential area and that he would be happy to work with Planning's staff or a landscape planner.

Mr. McKee suggested adding additional trees and full cut-off lighting between your property and the single family homes of Crooked Lane Crossing.

Roof drains:

Mr. McKee commented that the roof doesn't drain into the stormwater management system but pools there in a low spot and would become a problem in winter.

Impervious:

The existing impervious is 262,744 SF. The new impervious of 263,354 is an increase of 600 SF.

Underground detention basin:

In response to Ms. Camp's question, the underground detention is only needed for the added parking.

In response to Mr. Popek's request for comments from the Planning Commission or from the public Mr. McKee suggested that we take the matter under advisement and await reviews.

Motion to adjourn:

Mr. Popek motioned to adjourn.

Meeting adjournment:

There being no additional business, the meeting adjourned at 8:00 p.m.

Sincerely yours,

TODD BROWN, SECRETARY