



will complement the proposed energy efficient buildings. This development is only utilizing one half of the site. The other side will be discussed at a later time.

Kathy Bogosian asked if the applicant could guarantee that they wouldn't subdivide the site. Dave Falcone stated they could not do that. However, they would take an active role on the site design of the other side of the property when that would be developed.

The consensus of the board indicated that they liked the drawings presented over the proposals of the previous applicant.

*PLO/Mixed Use Overlay Zoning Amendment Discussion and proposed Ordinance.*

Steve Gabriel gave his presentation of the most recent changes/deletions/additions. Areas of change included, but not limited to, purposes, dimensional regulations, riparian buffers, floor area regulations, multiple family development, horizontal articulation, off-street parking and loading requirements, and signs.

All the changes, however, are directed by traffic neutrality, which will be discussed at a future meeting.

Kathy Bogosian questioned the 4 parking spaces per 1,000 sq. ft. as previously stated by David Falcone. Steve Gabriel is more familiar with a higher number of spaces for medical office.

Susan Stern still has issues with signage on buildings facing the blue route.

Lloyd Goodman's representative, 175 King of Prussia Road, stated they were in favor of 100% floor area usage for age-restricted housing. They would like to see the change of façade length increased to 300'. Considering provision to deviate from design standards if the intent has been met is something they'd like the board to consider.

Board discussion

Medical uses are ok to add for less than 10 acres and 100% for age-restricted residential use. The multi-family residential component of this zoning overlay will only be permitted for age-restricted housing, with no limitation on the number of bedrooms. This vote passed 5-4 in favor of limits to 55 and over under multiple family development. For lots under 10 acres, age-restricted residential use will be permitted as a single use. Signs should not be seen from the Blue Route and there should be no lighting on the signs. Corporate signs should not be illuminated and may not exceed 15 feet. Building length variation should stay at 175' and not be increased to 300'. Parking will have to be researched since the standard is 1 car per 150 Sq. Ft. of floor space and Penn Med is only proposing 4 cars per 1,000 Sq. Ft.

Definition of a parking structure will be discussed at the next meeting since this issue still raises a lot of questions among the board members.

*Public Comment*

*Old Business*

*New Business*

Changes to parking requirements for all buildings, including Medical Office, will be discussed at the next meeting to propose a township wide ordinance change.

There being no further business before the board, the meeting adjourned.

Respectfully submitted,