

The regular meeting of the Souderton Planning Commission was called to order at 7:00 pm on the above date by Chairman Edward Huber. Other Commission members present included Jeffrey Gross, Andrew Schlosser, Laurie Reynolds and Thomas Rosenberger. The meeting was attended by Borough Manager P. Michael Coll, Chloe M. Mohr, Community Planner of the Montgomery County Planning Commission and Borough Engineer Melissa Prugar, P. E. of Boucher & James, Inc. Also in attendance from Souderton Borough Council were Mayor John Reynolds, President Brian Goshow, Ned Leight, Matt Mscichowski, Julie Munden and Daniel Yocum.

Since this was the first meeting of the 2018 calendar year, Chairman Huber turned the meeting over to Borough Manager P. Michael Coll to preside over the election of officers for the year. The floor was opened for nominations for the position of Chairman for the 2018 calendar year. Thomas Rosenberger nominated Edward Huber for Chairman. A motion was then made by Andrew Schlosser, seconded by Laurie Reynolds, to close the nominations for Chairman. The motion was approved by unanimous vote.

Michael Coll opened the floor for nominations for the position of Vice-Chairman. Jeffrey Gross nominated Andrew Schlosser for Vice-Chairman. A motion was then made by Thomas Rosenberger, seconded by Edward Huber, to close the nominations for Vice-Chairman. The motion was approved by unanimous vote.

The floor was then opened for the position of Secretary. Thomas Rosenberger nominated Jeffrey Gross. A motion was then made by Andrew Schlosser, seconded by Thomas Rosenberger, to close the nominations for Secretary. The motion was approved by unanimous vote.

Michael Coll turned the meeting over to Chairman Edward Huber at 7:05 pm to preside over the remainder of the meeting. Chairman Huber then asked for consideration of the minutes from the December 6, 2017 Planning Commission meeting. A motion was made by Jeffrey Gross and seconded by Andrew Schlosser, to approve the minutes of the December 6, 2017 meeting of the Souderton Planning Commission as presented. The motion was approved.

Chairman Huber noted that the first item of business is further review and discussion on the conceptual development plan for the former high school site. The latest draft of the concept plan is dated January 30, 2018. This latest draft had made modifications to the interior drives with seven Walden model buildings located around a central town square. Four more typical commercial pad sites are located on the plan. Two commercial pad sites front towards east Broad Street and the other two pad sites are oriented towards County Line Road. A future commercial pad site is shown on an adjoining County Line Road parcel, which may or may not become part of this overall development. The plan continues to show a second row of townhouse units behind the approved units on Chestnut Street and on School Lane. Chloe Mohr noted that calculated floor area ratio of this current plan represents 72.4% residential and 27.6% commercial.

Planning Commission and Borough Council members discussed alternatives to defining and calculating the ratio between residential and commercial. There was a desire to explore other methods than the current floor area ratio regulations in the Zoning Ordinance. Montgomery County Planning Commission will work on alternative recommendations.

Members discussed the Walden units, noting that the developer provided pictures of the façade of the units but no details on the floor plans. Concern was expressed that the residential garages on the street level will consume significant available floor area from the commercial units. The amount of leasable commercial space is of concern. cursory review indicates that the Walden units need to be wider or perhaps consideration should be given to eliminating the garages to devote more space for commercial and retail uses. There is a combined 38 additional residential units shown within the Walden units. Chloe Mohr illustrated a few alternative scenarios to reduce the residential floor space. Discussions suggested that a maximum of 120 residential units would be appropriate. The second row of townhomes was viewed as acceptable. Perhaps a larger residential unit could be considered within the Walden units to reduce the overall number of residential units within the development. Overall density of the site is of concern. A discussion was also held over the realistic amount of commercial space that can be marketed and occupied within this development.

The revised traffic patterns were discussed with a suggestion that the rear parking area need to be more visible and accessible from the town square. Outdoor parking space for the residential units within the Walden models should also be considered to help address the size of the commercial units.

Chloe Mohr noted that she will begin to evaluate the current Zoning Ordinance in relation to modifications that will be required for the Walden units. There is a joint meeting with Borough Council scheduled for Monday, February 19th to further discuss the concept plan with developer Clayton Heckler.

The agenda item to discuss municipal parking lots will be deferred until the next meeting. There being no further business, the meeting was adjourned at 9:20 pm.

Respectfully submitted,

P. Michael Coll, Recording Secretary