



31 West Summit Street
Souderton, PA 18964
Phone: (215) 723-4371
Fax: (215) 723-5569
www.soudertonborough.org

SOUDERTON PLANNING COMMISSION

October 4, 2023

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 and Calvin Munden. The meeting was attended by Borough Manager Stacy E. Crandell, Chloe Mohr, AICP, Montgomery County Planning Commission and former Manager P. Michael Coll.

Chairman Huber asked for consideration of the minutes from the September 6, 2023 Planning Commission meeting. A motion was made by Jeffrey Gross and seconded by Calvin Munden to approve the minutes of the September 6, 2023 meeting of the Souderton Planning Commission as presented. The motion was approved.

Michael Coll reported that the Souderton Zoning Hearing Board considered the variance application of 650 Broad Holdings, LLC on September 12, 2023. The applicant presented the same conceptual development plan as presented to the Planning Commission. The Zoning Hearing Board granted the requested dimensional variances as requested. The owner will now proceed with the preparation of formal land development plans for review and approval.

Michael Coll informed the Planning Commission that Gerald Peklak is now considering some modifications to the landscape plan for the W. Reliance Road/Harleysville Pike subdivision plan. He is concerned with the proposed landscaping blocking his sign for the real estate office. The Planning Commission expressed support for modifications to the location of the street trees, but not a reduction in the number of trees. The buffering areas between the commercial and residential uses should not be modified. The revised record plan will be provided to the Planning Commission for further review.

Michael Coll also reported on the status of the Towne Gate Commons development. The developer met with PennDOT representatives to discuss the placement of the monument sign at Market Street and County Line Road. The sign was located based on the approved development plans, however, PennDOT has different methodologies in calculating the required site triangle. The developer and his engineer will further discuss the placement of the sign with PennDOT. The Borough issued permits to construct the townhomes along Market Street which are now underway. A permit was also issued for the largest of the interior mixed-use buildings.

Chloe Mohr provided the Planning Commission with a proposed extension of the Planning Assistance Contract. Zoning and SALDO reviews and updates will continue to be the prime focus of the planning services to be provided through the Montgomery County Planning Commission. The Planning Commission can also provide assistance with park planning projects, noting that the West Street Park may be a priority project. The Planning Commission can provide assistance with grant applications. Jeffrey Gross suggested that the planning assistance might also include the creation of a Historic Preservation District. Borough Manager Stacy Crandell suggested that the contract should have basic project priorities with flexibility to add future tasks as they might arise. Planning

Commission members recommended that the Borough approve the extension of the planning assistance agreement as proposed.

Chloe Mohr discussed a memorandum, dated September 29, 2023 and updated October 4, 2023, addressing use regulations for residential and combined use buildings. The Planning Commission addressed a number of use regulations at their last meeting. The discussion began with the addition of a Triplex or Quadriplex dwelling and how the Borough considered these dwelling types under the current ordinance. The Planning Commission was in agreement to add these uses as proposed.

The Montgomery County Planning Commission recommends that the Borough continue to provide a mobile home park use in the zoning ordinance. The Indian Valley Regional Comprehensive Plan does not provide enough opportunity to delete this use. The standards have been reviewed and strengthened. The minimum tract size for this use is 5 acres.

Chloe Mohr then moved the discussion to her October 4, 2023 memorandum addressing institutional and community service uses. She suggested adding a new use for Animal Care. The Planning Commission recommended that kennels must be indoor and staff must be onsite while boarding animals. Certain sound proofing requirements were also considered.

The Planning Commission recommended eliminating sleeping accommodations for club or lodge uses.

Chloe Mohr noted a new section addressing Garden or Agricultural uses. After further review she is considering re-writing this section to provide better clarity of the use regulations. The Planning Commission discussed merging homeless shelter uses with church and other community organizations. Planning Commission members also suggested an increase in retail sales for library and museum uses to 25% of gross floor area.

The next meeting will begin with discussions on commercial and industrial use regulations.

There being no further business, the meeting was adjourned at 8:35 pm.

Respectfully submitted,

P. Michael Coll, Recording Secretary