

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, Thomas Rosenberger and Andrew Schlosser. The meeting was attended by Borough Manager P. Michael Coll, Melissa Prugar, P. E. of Boucher and James, Inc., Marley Bice, AICP, Senior Planner and Chloe M. Mohr, Community Planner of the Montgomery County Planning Commission. Also in attendance was Mayor John R. Reynolds.

Chairman Huber asked for consideration of the minutes from the August 2, 2017 Planning Commission meeting. A motion was made by Jeffrey Gross and seconded by Thomas Rosenberger, to approve the minutes of the August 2, 2017 meeting of the Souderton Planning Commission as presented. The motion was approved.

Chairman Huber then recognized Select Properties project manager Brian Grant to further discuss plans to revise the approved Phase 2A development plans for Berkeley Court concerning the construction of townhomes along School Lane. Brian Grant reported that the development plans were just recently revised by their engineer to address the comments of the Souderton Borough Engineer by letter dated August 9, 2017. The Borough Engineer did not have time to review the revised plans for further comment at this meeting.

Community Planner Chloe Mohr reviewed the comments of the Montgomery County Planning Commission, by letter dated August 30, 2017. The Montgomery County Planning Commission generally supports the proposal but expressed concern with the following issues:

- The Lot Consolidation plan shown on sheet 3 of 32 does not appear to follow the lot records on file with the Montgomery County Recorder of Deeds office. Brian Grant acknowledged the concern, noting that the Recorder of Deeds is recording a series of HOP's as the development progresses, which is creating some of this confusion.
- The proposed Lot Line Change between the development and the adjoining property at School Lane and East Broad Street must be clarified to complete formal review. Brian Grant noted that discussions between Clay Heckler and Mark Lipkin are ongoing with expectation of an agreement. Planning Commission members noted that the revised plan should show the proposed parking area on the Mark Lipkin property in relation to the boundary lines and storm drainage facilities. Planning Commission members further noted that the proposed lot line change should take into account the setback requirements for the proposed Walden model mixed-use building proposed in the next phase.
- The Souderton Zoning Ordinance provides a Townhouse Lotting Exclusion Requirement. The plans seem to include public right of ways within the calculation and there is no clear boundary area assigned to base the calculations. The Borough should clarify how this calculation should be accomplished and what impact additional townhomes may have on this calculation.
- The width of the proposed interior streets is 24 feet. The Borough SALDO uses 30 feet

street widths, which may be more desirable especially when street parking is proposed. This is not a specific requirement but something to consider.

- The developer must understand the pocket park requirements. The revised plans for Phase 2A must indicate construction of the required pocket park when the current silt basin is no longer required.
- Planning Commission members discussed the concept plan for the balance of the site. The additional interior townhomes are presenting concern and should be removed from the conceptual plan. The additional green space between the interior streets does not appear to be functional space. Traffic circulation within the interior of the site is of concern and should be given more consideration. Changing the orientation of the rear townhouse building will establish the interior street in the next phase. The developer must make sure that the interior street will work with the next phases of the development.

Chloe Mohr and Marley Bice discussed the required Zoning Ordinance amendments that will be necessary to accommodate the proposed revisions to the townhouse groupings within Phase 2A. The Borough is required to formally submit the Zoning Ordinance revisions to the Planning Commission for review prior to formal enactment.

County Planner Chloe Mohr circulated revised Zoning Ordinance amendments regarding outdoor dining for further review and discussion. A suggestion was made to utilize the Historic District as an incentive for dining uses.

There being no further business, the meeting was adjourned at 9:26 pm.

Respectfully submitted,

P. Michael Coll, Recording Secretary