

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, Laurie Reynolds and Thomas Rosenberger. The meeting was attended by Borough Manager P. Michael Coll and Chloe M. Mohr, Community Planner of the Montgomery County Planning Commission. Also in attendance were Police Chief James P. Leary, Mayor John Reynolds and Councillor-Elect Julie Munden.

Chairman Huber asked for consideration of the minutes from the October 4, 2017 Planning Commission meeting. A motion was made by Thomas Rosenberger and seconded by Jeffrey Gross, to approve the minutes of the October 4, 2017 meeting of the Souderton Planning Commission as presented. The motion was approved.

Borough Manager Michael Coll reported that an ordinance was a drafted and advertised to amend the MUR zoning regulations concerning townhomes. The draft ordinance addressed the necessary revisions for the revised Berkeley Court Phase 2A development plans and went further to address the proposed second grouping of townhomes to be constructed in a future phase of the development based on concept plans. Borough Council was scheduled to act on the proposed ordinance amendment at their December 4, 2017 regular meeting. Prior to the Borough Council meeting, the Montgomery County Planning Commission review letter dated December 1, 2017, expressed concern with a number of provisions in the proposed draft ordinance. Based on this review, Borough Council opted to table action on the zoning ordinance amendments at their December meeting in order to address concerns expressed by the Montgomery County Planning Commission review. In order to address the comments from the Montgomery County Planning Commission, the Borough Manager suggested that the MUR Zoning Ordinance amendments be limited in scope to only address the issues relating to the townhouse revisions within the revised Berkeley Court Phase 2A development plan. Additional ordinance amendments will undoubtedly be required for the next phase of the development and the additional townhouse issues can be addressed at that time. Specifically the ordinance amendment will allow an additional seven unit building within the Phase 2A development. Planning Commission members expressed general agreement with this approach.

Chloe Mohr commented that future zoning ordinance amendments to the MUR Zoning District will need to define and regulate the proposed Walden mixed-use model. She also suggested consideration of constructing 90% of the required parking and maintaining the remaining 10% in reserve. Commission members expressed concern with compelling the developer to construct the remaining spaces at a later date. Jeffrey Gross suggested that the required spaces should be constructed upfront. During the winter months, snow will be piled within the parking lots reducing the number of available spaces. Placing a segment of the required parking in reserve will further deplete available parking during the winter months, potentially pushing parking into the neighborhood streets.

Chloe Mohr commented on the overall site design for the former high school property. Generally, the Montgomery County Planning Commission prefers separate commercial uses with

residential surrounding the commercial. The Walden units may present a challenge with residential over commercial. However, this model is apparently successful in other parts of the state and may be successful in Souderton. Chloe Mohr circulated a Retail Marketplace Profile for informational purposes. She further commented that the circulation within the proposed development continues to raise concern with the Montgomery County Planning Commission. Montgomery County Planners offered to aid the Borough with alternative circulation designs and will share them with the developer if he chooses.

Chloe Mohr then ran a Visual Preference Survey with the Planning Commission members to better aid in planning for particular site amenities. The survey revealed a number of nice amenities with a challenge to find items appropriate for this site. Chairman Huber suggested it would be better for the Planning Commission and developer to isolate the areas that will serve as open spaces and then work to find the most appropriate and most workable amenities.

There being no further business, the meeting was adjourned at 9:25 pm.

Respectfully submitted,

P. Michael Coll, Recording Secretary