

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, Calvin Munden, Laurie Reynolds and Andrew Schlosser. The meeting was attended by Borough Manager P. Michael Coll, Chloe Mohr, AICP, Montgomery County Planning Commission, Melissa Hutchison, P. E., LVL Engineering Group and Borough Engineer Geoffrey Attanasio, P. E., Gilmore and Associates.

Chairman Huber asked for consideration of the minutes from the April 5, 2023 Planning Commission meeting. A motion was made by Laurie Reynolds and seconded by Calvin Munden to approve the minutes of the April 5, 2023 meeting of the Souderton Planning Commission as presented. The motion was approved.

Chairman Huber first recognized Brian Grant of School Lane Development and his engineer Susan Rice, P. E. of STA Engineering, Inc. to discuss the revised development plans for Towne Gate Commons and the proposed Starbucks restaurant.

Melissa Hutchison, P. E., LVL Engineering Group, reviewed the amended land development plan for Towne Gate Commons and presented comments on the revised plan by letter of April 26, 2023. Engineer Susan Rice responded to the review letter as follows:

#### Zoning Ordinance Comments

- Comment 1, addressing the loading area for the Starbucks restaurant, Starbucks will utilize the adjoining parking lot to access the rear service door for store deliveries.
- Comment 5, concerning fire truck access, the plans have been forwarded to the Souderton Borough Fire Marshall who will confirm adequate access to the site.

#### SALDO Comments

- Item 13, the initial approved plan had Lenape Drive connecting to Arrowhead Lane. The amended plan has removed this connection point with a dead end. The Planning Commission expressed concern with allowing such a long alley without additional access or a means for turning around. The Commission concluded, absent additional access points, the alley must connect to Arrowhead lane as originally approved. The developer acknowledged that they will comply.
- Item 16, concerning the elimination of the crosswalk at Arrowhead Lane and Indian Field Lane, Susan Rice commented that the grade required the relocation of the ADA accessible route. Planning Commission members noted that a pedestrian crossing is most likely going to occur at this point and measures should be taken to continue providing safe pedestrian movements. Susan Rice and the Planning Commission agreed to add steps and a handrail to continue to accommodate the pedestrian movement.
- Item 17, concerning a further reduction in street trees around the Starbucks restaurant. Susan Rice noted that site constraints do not allow for the practical placement of street

trees in certain locations. The trees have been replaced with a variety of shrubbery which will be more suitable for the various locations. The developer is requesting a modification to the existing waiver. The Planning Commission expressed approval of the additional waiver request subject to the Borough Engineer approving the selected shrubbery as suitable and tolerant to be planted along a street right of way. The Planning Commission noted that they prefer evergreen shrubbery or a mixture, that is hardier and salt tolerant.

- Item 23, expressing concern with the parking spaces adjacent to the dumpster pad, Susan Rice explained that Starbucks is requiring a specific amount of parking spaces adjacent to the front entrance. Grade concerns dictate certain parking stall widths. The dumpster pad might be able to relocate closer to the drive through lane, to improve the movement. Chairman Huber expressed concern with the grade of 5 to 8 %, but maintain the stall width of 10 feet the grade should be acceptable.
- The developer noted that they will comply with the remaining comments of the Borough Engineer, with certain modifications and additions to the noted waivers request by STA Engineering letter dated May 3, 2023.

Chloe Mohr, AICP, Senior Community Planner, presented comments from the Montgomery County Planning Commission by letter dated May 1, 2023. Chloe Mohr noted that most of the comments mirrored the LVL Engineering letter and have been satisfactory addressed. Chloe Mohr questioned whether the Planning Commission foresees any other pedestrian paths that might lead to the Starbucks from East Broad Street. The Planning Commission concluded that overall topography seems to dictate the pedestrian pathway as the developer provides through Souder's Way.

Brian Grant of School Lane Development addressed the architectural renderings for the proposed Starbucks restaurant and the associated comments in the LVL Engineering review letter as follows:

- Brian Grant confirmed the proposed hours of operation, deliveries and the number of employees and staff for Starbucks.
- Item 18, additional brick columns were added to the rendering to break up the building façade.
- Item 19, Brian Grant confirmed that the window area calculations were revised using the truss height of 15'6" and the calculations comply with the regulations.
- Item 20, the renderings were revised to show a projecting cornice detail, the canopy across window five was added and the discrepancy was corrected, the potential roof top screening of HVAC equipment was added but may not be required and the roof ladder was eliminated from the exterior with an interior ladder added. Should the ladder be moved to the exterior, additional brick will be provided to hide the ladder. The Planning Commission preferred that the roof top screening be added regardless of regulation.

A motion was then made by Chairman Edward Huber, seconded by Laurie Reynolds, to recommend conditional approval of the amended Final Land Development Plan for Towne Gate Commons, Phase 2B, Starbucks, subject to compliance with the review letter of LVL Engineering Group dated April 26, 2023; the Montgomery County Planning Commission review

letter dated May 1, 2023, and approval of the Waiver requests as outlined in the STA Engineering letter dated May 3, 2023, as revised, and further requiring the Borough Engineer to approve the hardier species of shrubbery. The motion was approved.

Chairman Edward Huber next recognized owner Gerald Peklak and his consultant Thomas Knab, PLA, ASLA, of Renew Design and Engineering concerning the proposed subdivision plan for property at Harleysville Pike and W. Reliance Road.

Borough Engineer Geoffrey Attanasio, P. E. of Gilmore & Associates presented a review letter dated April 28, 2023. The Borough Engineer commented that the applicant does not need to adjust as many lot lines as proposed to meet the provisions of the Zoning ordinance. Eliminating one lot line change will address the concern of having property lines straddle Zoning Districts. The Borough Engineer also noted certain waivers concerning buffering requirements.

Thomas Knab and Gerald Peklak acknowledged that some of the lot lines do not need to be adjusted to meet the Zoning ordinance, however, they believe that the additional lot line adjustments are necessary to further enhance the properties and their intended use.

Planning Commission members discussed the waiver request concerning buffering between the commercial property and the residential properties. The Planning Commission suggested consideration of a waiver to provide and preserve a ten foot consistent buffer on the commercial property with a further adjustment to the property line. A site triangle needs to be added to the plan on the commercial property which may reduce the requested waiver. Street trees can be clustered within the buffer areas and street trees must be provided for the residential lots. The Planning Commission will consider a deferral on planting the required trees on the new building lot until the home is constructed. Chairman Huber further noted that the applicant must verify the rights of way for Harleysville Pike and W. Reliance Road and note the ultimate right of way on the record plan. The Borough ordinances and PennDOT records should be researched. All lot data must be measured from the ultimate right of way. Chloe Mohr reviewed a draft of the review letter from the Montgomery County Planning Commission. She also suggested that the Borough Solicitor be consulted on the lot line adjustments and corresponding adjustments to the Souderton Borough Zoning Map to reflect the adjusted property lines.

Chloe Mohr noted that she intends to push efforts to complete the new Economic Development and Revitalization Plan. The Planning Commission reviewed and discussed the list of plan priorities. Chloe Mohr also noted public comments concerning future extensions of the streetscape improvements along Main Street and Broad Street, with scaled down improvement features.

There being no further business, the meeting was adjourned at 9:10 pm.

Respectfully submitted,

P. Michael Coll, Recording Secretary