

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 P. Michael Coll and Melissa Hutchison, P. E., LVL Engineering Group. The meeting was also attended by Borough Councillors Daryl Littlefield and Donna Rogers.

Chairman Huber asked for consideration of the minutes from the last meeting on February 2, 2022. A motion was made by Jeffrey Gross and seconded by Calvin Munden, to approve the minutes of the February 2, 2022 meeting of the Souderton Planning Commission as presented. The motion was approved.

Chairman Huber next recognized Cheryleen Strothers, P. E., Cowan Associates, along with Steven Yates, owner of Lynn Builders and Realtor Bob Acuff, to present the proposed amended development plan for the parcel at N. Second Street and E. Reliance Road. The applicants are submitting an amendment to a previously approved and recorded development plan to construct five townhomes on the parcel. The amended plan reflects the Souderton Borough zoning change to a C-2 Limited Commercial/Residential district. The proposed units will move closer to Second Street and the units will be slightly wider to accommodate rear loaded two car garages. The builder will comply with the new architectural standards under the zoning ordinance, but they will be using a different architect. Trash service will be through individual subscription so the dumpster pad was removed from the plan. HVAC units will be screened. The applicant will add an additional ADA compliant parking space to the rear of the dwellings. The shared access agreement will be addressed with the adjoining property owners.

Engineer Cheryleen Strothers confirmed that all storm water discharges are reduced. The parcel is under one acre which will not require a submission to the Conservation District. Applicant will coordinate with the Borough Engineer on bmp's and staging for the project. The site will present certain challenges given its small size.

The Planning Commission considered a waiver for street trees along N. Second Street given the DEP requirement to install individual sewer lateral connections to each of the five units. The applicant will incorporate a different street tree on Reliance Road. The applicant will further provide a mixture of Leyland Cypress and Arborvitae in the rear screening. The applicants confirmed that they will comply with the remaining comments from the Borough Engineer and the Montgomery County Planning Commission.

A motion was made by Jeffrey Gross, seconded by Calvin Munden, to recommend approval of the proposed amended development plan as prepared for Lynn Builders, subject to approval of the Waiver Request letter dated June 1, 2022 and revisions to the final plan to address the comments from the Borough Engineer and Montgomery County Planning Commission. The motion was approved.

There being no further business, the meeting was adjourned at 7:40 pm.

Respectfully submitted,

P. Michael Coll  
Recording Secretary