



1) **Call to Order**

The regular meeting of the Souderton Planning Commission was called to order at 7:00 pm. The Planning Commission Members in attendance were Edward Huber, Andrew Schlosser, Wade Henshaw, and Jeffrey Gross. The meeting was also attended by Borough Manager Sara Jarrett-Eaton, Borough Solicitor John Torrente of Begley, Carlin and Mandio, and Matt Lubitz of the Montgomery County Planning Commission.

2) **Approval of Minutes**

Chairman Edward Huber asked for a motion to approve the March 4, 2026, minutes. Commissioner Gross made a motion to approve the minutes as submitted and it was seconded by Commissioner Schlosser. The minutes were approved unanimously.

3) **Business**

A. **Towne Gate Commons- Taco Bell Land Development**

Ms. Susan Rice and legal representation from Kaplin Stewart presented the land development plan and dumpster pad revisions at Indian Valley Dental to the commission. The commission reviewed the proposed plan, the review letter from the borough engineer, and the waiver list provided by the applicants engineer. Additionally, a revision to the dumpster pad and enclosure near Indian Valley Dental was proposed and the commission members provided feedback on the size and requested additional details be added to the plan. Ms. Rice will apply the requested revisions, and the applicant will return before the commission for the May meeting.

B. **Zoning Ordinance Review**

The commissioners and Mr. Lubitz discussed the C1 District and administration sections of the ordinance.

The commission adjourned the meeting at 9:01 p.m.

Respectfully submitted,

Sara E. Jarrett-Eaton

Sara E. Jarrett-Eaton, Borough Secretary