

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, Thomas Rosenberger and Andrew Schlosser. The meeting was attended by Borough Manager P. Michael Coll and Chloe Mohr, Community Planner, Montgomery County Planning Commission. Mayor John R. Reynolds was also present.

Chairman Huber asked for consideration of the minutes from the August 7, 2019 Planning Commission meeting, there was no meeting held in September, 2019. A motion was made by Laurie Reynolds and seconded by Thomas Rosenberger, to approve the minutes of the August 7, 2019 meeting of the Souderton Planning Commission as presented. The motion was approved.

Borough Manager Michael Coll distributed conceptual plans for Everence Financial for property located at 17 Penn Avenue. The property is located in an R-3 Residential District, but has a long history of lawful non-conforming industrial uses. Everence Financial intends to convert the property in offices. They will be appearing before the Zoning Hearing Board on Tuesday, October 15, 2019 for an interpretation or variance for the proposed office use. The application will further request a variance from the provisions of parking and from the provisions of the sign regulations. Everence Financial will return to the Planning Commission for plan review based on the determination of the Zoning Hearing Board. Planning Commission members expressed positive support for the proposed project.

The Planning Commission was presented with revised sketch plans for a proposed Taco Shop at 20 Central Avenue. The building was formally used as a small wood working shop and has sat vacant for some time. Chairman Ed Huber noted that he was hired to survey the property. The architect and planner developed renovation plans for the building including an outdoor dining area in the front of the building. The Planning Commission felt that a minor land development plan review will be appropriate, noting that a site plan should be prepared to show any measures to reduce storm water. Landscaping should be considered wherever possible, noting that the site is generally consumed by the existing building. Detail should be added on the site plan addressing compliance with the provisions of the outdoor dining regulations and a parking calculation should be part of the plan set. Formal waiver requests should be noted.

Planning Commission member Andrew Schlosser excused himself from the meeting prior to the discussion on the revised concept plan for Berkeley Court Phase 2.

Maxwell Heckler of School Lane Development, LLC and Susan Rice, PE of STA Engineering presented a revised concept plan for the Berkeley Court Phase 2 development. The concept plan has been revised to reflect the updated Zoning and SALDO requirements.

Engineer Susan Rice explained that the site presents grade challenges to meet up with certain fixed elevations created through the development of Phase 2A. There is a significant grade challenge along Indian Field Lane associated with the practical placement of the proposed Walden style buildings as originally proposed. The grade will require the residential unit to be accessed by a two story stairway to enter the residential unit. Max Heckler proposed to move the Walden units from Indian Field Lane and replace the units along Indian Field Lane with a two story commercial building. A commercial studio would front on Indian Field Lane and the second floor commercial unit will front within the town center. The Walden units will be located toward County Line Road. The proposed plaza area along Indian Field Lane presented concern. The plaza area should be on the same plain as the town center commercial area, or in some way terraced instead of a large retaining wall.

Planning Commission members expressed concern with the proposed connection into the Detweiler Hershey property and the general flow around the relocated Walden units. The Planning Commission noted that the proposed connecting drive into the Detweiler Hershey property should be eliminated. The design of the Walden units around road G should be reconsidered. Jeffrey Gross further noted that the developer should consider future potential of the open space in the south east corner of the site in conjunction with re-evaluating the placement of the relocated Walden buildings. Parking locations, parking calculations and parking stall sizes were also discussed.

Overall the Planning Commission felt that the plan was going in an acceptable direction and looked forward to alternative designs to address the noted concerns.

There being no further business, the meeting was adjourned at 9:03 pm.

Respectfully submitted,

P. Michael Coll, Recording Secretary