

The regular meeting of the Souderton Planning Commission was called to order at 7:00 pm on the above date by Chairman William Maxwell. Other Commission members present included Thomas Rosenberger, Barry Stoltzfus and Roy Zeiher. The meeting was also attended by Borough Manager P. Michael Coll and Hannah Mazzaccaro of the Montgomery County Planning Commission.

Commission members reviewed the minutes of the Planning Commission meetings held on Wednesday, July 22, 2009. A motion was made by Barry Stoltzfus and seconded by Thomas Rosenberger, to approve the minutes of the July 22, 2009 meeting as prepared. The motion was approved.

Borough Manager Michael Coll reviewed the status of the Souderton High School Redevelopment Area Plan and the associated drafts of the proposed Zoning Ordinance amendment creating the High School Redevelopment Overlay District and the Subdivision and Land Development Ordinance amendments to establish master design guidelines for mixed use developments within the High School Redevelopment Overlay District. Borough Manager Michael Coll noted that the proposed zoning ordinance was recently revised in consultation with the Montgomery County Planning Commission and Victor DePallo to address concerns with single use developments.

Hannah Mazzaccaro distributed copies of the required review letter from the Montgomery County Planning Commission, dated August 18, 2009. The Montgomery County Planning Commission commends the Borough on this proactive and comprehensive planning effort and recommends approval of the proposed ordinance amendments.

Chairman Maxwell recognized Attorney William Benner and Engineer Jack Schneider, representing the Metro Development Company. Attorney William Benner addressed the Planning Commission members noting that concerns with excessive subjective language in the SALDO revisions is not reflected in this final draft. While the extent of subjective language continues to pose concern, Metro believes that they understand the intentions of the Borough and will be capable of working with the document as currently written. William Benner extended appreciation to all representatives of the Borough for the devotion of time and professional nature of this planning process. While not perfect, Metro proudly believes that they are capable of completing a quality development within the parameters of the proposed ordinances.

Planning Commission members discussed the proposed Zoning Ordinance and SALDO amendments relating to the High School Redevelopment Overlay District. A few grammatical errors were also noted by the members.

A motion was made by Barry Stoltzfus and seconded by Roy Zeiher, to recommend approval of the proposed Zoning Ordinance amendment creating the High School Redevelopment Overlay District and the SALDO amendments establishing master design guidelines for mixed use developments in the High School Redevelopment Overlay district, with the suggested revisions to Section 2004 concerning single use developments and noted grammatical corrections. The motion was approved by a unanimous vote of 4 yeas and 0 nays.

Community Planner Hannah Mazzaccaro reviewed the codified draft of the new C-2 Commercial Limited Zoning District. The proposed draft will entirely replace the current C-2 Zoning District. Hannah Mazzaccaro also noted that the C-2 District is proposed to be expanded along N.

Main Street from Green Street and Central Avenue to the Borough Line and the district will extend in a northeasterly direction from Clarion Avenue and the railroad tracks. Further discussion on the proposed new district will be held at a subsequent meeting after members have had a chance to review the draft ordinance.

There being no further business, the meeting was adjourned at 7:50 pm.

Respectfully submitted,

P. Michael Coll, Recording Secretary