

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, Andrew Schlosser, Barry Stoltzfus and Roy Zeiher. The meeting was also attended by Borough Manager P. Michael Coll, Hannah Mazzaccaro of the Montgomery County Planning Commission and Borough Councillors Jonathan Gardenier, Jeffrey Gross, Richard Halbom and John Young.

The first order of business was the election of officers for the 2009 calendar year. Chairman Maxwell turned the meeting over to Borough Manager Michael Coll to preside over the election of officers.

The floor was opened for nominations for the position of Chairman. Roy Zeiher nominated William Maxwell to serve as Chairman. A motion was then made by Andrew Schlosser and seconded by Barry Stoltzfus to close the nominations for the position of Chairman. The motion was approved.

Borough Manager Michael Coll then opened the floor for nominations for the position of Vice-Chairman. Barry Stoltzfus nominated Roy Zeiher to serve as Vice-Chairman. A motion was then made by Andrew Schlosser and seconded by Thomas Rosenberger to close the nominations for the position of Vice-Chairman. The motion was approved.

The floor was then opened for nominations for the position of Secretary. Andrew Schlosser nominated Barry Stoltzfus for the position of Secretary. A motion was then made by Roy Zeiher and seconded by Andrew Schlosser to close the nominations for the position of Secretary. The motion was approved.

Borough Manager Michael Coll then turned the meeting over to Chairman Maxwell who expressed appreciation to the Commission members for their support.

Commission members reviewed the minutes of the Planning Commission meeting held on Wednesday, November 19, 2008. A motion was made by Roy Zeiher, seconded by Thomas Rosenberger, to approve the minutes of the November 19, 2008 meeting as prepared. The motion was approved.

Chairman Maxwell noted that there were no items for consideration under old business. The first item under new business was a presentation from representatives of the Broad Entertainment Group to review a conceptual redevelopment plan for the Broad Theater located at West Broad Street and Washington Avenue.

Architect Mark Henry made the presentation on behalf of Broad Entertainment Group. The project involves the Broad Theater and the adjoining multifamily dwelling unit, which is under agreement of sale. The project proposes to open up and combine the properties to create a venue for motion pictures, stage performances, and conferencing with access to an adjoining two story restaurant and lounge. The theater will be renovated to provide for stadium seating and an expanded lobby area. Adjoining the Theater on the first floor will be a casual dining facility to be known as Bogart's, with a fine dining facility on the second floor to be known as Broadway prime. A lounge and restroom facilities will be situated on the second floor joining with the stadium seating for the theater.

The facility will utilize a trash compactor in place of the traditional dumpsters because of space constraints. Architect Mark Henry reviewed the parking calculations and use of parking facilities in orientation to the project site. An additional parking lot will be constructed on the former Fox Bindery site at the corner of Penn Avenue and West Chestnut Street to assist in supporting the facility.

Interested citizens and members of the Main Streets organization were in the audience to view the presentation. Main Streets Manager Pam Coleman was recognized by Chairman Maxwell. Main Streets Manager Pam Coleman discussed the \$500,000 Anchor Building Grant that was obtained from the State DCED for this project. The entire venue is estimated to provide an opportunity for up to 30 employees.

Planning Commission members discussed and expressed general support towards the proposed project.

Under new business, Borough Manager Michael Coll presented a draft of a proposed subdivision plan to adjust the side and rear lot lines between the Souderton Borough swimming pool parking lot and the property of Michael Coll at 458 Wile Avenue. The plan is designed to adjust the lot lines to convey property back to 458 Wile Avenue that is not necessary for the adjoining parking lot. The plan will be further revised and presented to the Planning Commission for formal consideration at a later date.

Hannah Mazzaccaro, Community Planner with the Montgomery County Planning Commission provided a report on the status of the special zoning sub-committee work on the revised C-2 Commercial Limited District. The zoning sub-committee has been meeting regularly on the third Tuesday of each month and their next meeting is scheduled for Tuesday, February 17th.

There being no further business, the meeting was adjourned at 7:55 pm.

Respectfully submitted,

P. Michael Coll, Recording Secretary