

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 also attended by Borough Manager P. Michael Coll; Marley Bice of the Montgomery County Planning Commission and Borough Engineer Amy Riddle Montgomery of Boucher and James, Inc. Borough Councillors Richard Halbom and Kevin Souder were also in attendance.

Since this was the first meeting of the 2016 calendar year, Chairman Huber turned the meeting over to P. Michael Coll to preside over the election of officers for the year. The floor was opened for nominations for the position of Chairman for the 2016 calendar year. Thomas Rosenberger nominated Edward Huber for Chairman. A motion was then made by Andrew Schlosser, seconded by Thomas Rosenberger, to close the nominations for Chairman. The motion was approved by unanimous vote.

Michael Coll opened the floor for nominations for the position of Vice-Chairman. Jeffrey Gross nominated Andrew Schlosser for Vice-Chairman. A motion was then made by Thomas Rosenberger, seconded by Laurie Reynolds, to close the nominations for Vice-Chairman. The motion was approved by unanimous vote.

The floor was then opened for the position of Secretary. Andrew Schlosser nominated Jeffrey Gross. A motion was then made by Laurie Reynolds, seconded by Andrew Schlosser, to close the nominations for Secretary. The motion was approved by unanimous vote.

Michael Coll turned the meeting over to Chairman Edward Huber at 7:05 pm to preside over the remainder of the meeting.

Chairman Huber then asked for consideration of the minutes from the November 18, 2015 Planning Commission meeting. A motion was made by Andrew Schlosser and seconded by Thomas Rosenberger, to approve the minutes of the November 18, 2015 meeting of the Souderton Planning Commission as presented. The motion was approved.

Chairman Huber next recognized Business Manager William Stone of the Souderton Area School District and engineer Glenn Harris and architect Ken Godshall. Engineer Glenn Harris reviewed zoning related comments, noting that all existing non-conformities will be improved. One of two existing site signs will be removed to address the sign concern. Applicant will provide lighting plan and will comply with lighting requirements. Bicycle racks will be added to plan. The concern with the maximum limit for off street parking has been addressed by including the special instruction rooms into the total classroom count. The existing school is a permitted use within the zoning district and is non-conforming only with respect to setback encroachments. Taking into account the removal of the existing modular classrooms and the proposed addition, the entire school will increase by thirteen percent.

Engineer Glenn Harris discussed the waiver request letter. With respect to the landscaping

waiver request, the district is adding approximately \$70,000 in additional landscaping to improve the site conditions, but the district has concern with extensive buffering and the impact on visibility and security for first responders. Jeffrey Gross noted that this is a difficult site for snow removal and adding landscaping in certain areas will compound the challenge of clearing snow from the parking lots.

Chairman Edward Huber noted that the Commission will not consider a blanket waiver on landscaping requirements. Other applicants made payments in lieu of the plantings for the purpose of improving landscaping elsewhere within the Borough. Andrew Schlosser suggested that greater landscaping should be considered around the basin and greater buffering should be considered along the boundary with the residential properties along Cherry Lane. Being the School District, Borough Council may consider a different approach to the granting of the landscaping waivers and the associated financial responsibility. Commission members suggested that the School District approach Borough Council at this time to raise these concerns. Business Manager William Stone suggested that the District would consider additional plantings within the sensitive areas as discussed, but full compliance will create school security concerns and financial contributions will be affecting the taxpayers from both sides. Representatives of the school District will attend the January work session of Borough Council to discuss this issue.

Chairman Huber next recognized Arthur Herling of ABH Builders, Inc. and his engineer Kristen Holmes to discuss the proposed development of the vacant parcel on S. Second Street, situated between Lincoln Avenue and Noble Street. Arthur Herling first presented a revised rendering of the proposed dwelling. The twin dwellings will be two stories with a Colonial architecture, featuring a full front porch. Commission members expressed support for the design.

Commission members then discussed the issue of landscaping this lot. The removal of diseased mature trees and the removal of other mature trees to accommodate the construction of the dwelling will require significant quantity of replacement trees that will be impractical to consider for this small site. The site triangle on lot 1 limits the placement of plantings and there will be a significant tree canopy covering a significant portion of lot 1 by saving other mature trees. Utility lines have been re-routed to better preserve root zones for the existing trees. Commission members suggested that shrubbery, evergreen plantings and other foundation plants may be suitable substitutes to the landscaping requirements.

Commission members noted that the rear parking spaces have been increased to 10 feet by 18 feet spaces. A suggestion was made to provide a larger radius flare to further improve ingress and egress from the spaces. Arthur Herling noted that he is not proposing to add a Bilco basement door for the units unless requested by the purchaser. Commission members requested re-consideration of this position and add the basement door into the initial construction.

Tim Hendricks discussed overall issues associated with planning Phase 3 of the high school redevelopment project. Tim Hendricks proposed to subdivide and sell between 6 acres of the site to a separate commercial developer. Tim Hendricks is looking to partner with Barton Partners, a commercial land planner based in Norristown to design the commercial portion of the tract. Presently, the concept is looking at restaurant and other retail uses, office space and possible day care facility. Commission members noted that a day care use is not a permitted use within the MUR district.

Time Hendricks further commented that he expects to follow the same or very similar road network through the development. Other remaining sections of the development will be mixed use buildings, with residential condominiums over commercial units on the street level.

Commission members stressed the need for a comprehensive concept plan that addresses mixture of uses, parking, green space and phasing. Interior road connections may change as suggested by the land planners. The comprehensive concept plan must specifically meet the goals and intent of the MUR District as specified within the ordinance.

Marley Bice reviewed the proposed sign ordinance, with has been revised to address feedback that she has received from prior drafts. Commission members reviewed the proposed ordinance and were generally pleased with the draft.

Borough Engineer Amy Montgomery had a brief discussion on the mandatory Flood Plain Ordinance which will be drafted and reviewed by the Montgomery County Planning Commission. A draft ordinance will be submitted to Borough Council for consideration.

There being no further business, the meeting was adjourned at 9:55 pm.

Respectfully submitted,

P. Michael Coll, Recording Secretary