

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; Chloe Mohr, Community Planner, Montgomery County Planning Commission and Melissa Prugar, P. E. of Boucher and James, Inc. The meeting was also attended by Borough Councillor Julie Munden.

This being the first meeting of the Planning Commission for the 2019 calendar year, Chairman Edward Huber turned the meeting over to Borough Manager Michael Coll to preside over the election of officers. Borough Manager Michael Coll noted that the current officers are as follows:

Chairman	Edward Huber
Vice-Chairman	Andrew Schlosser
Secretary	Jeffrey Gross

A motion was made by Thomas Rosenberger, seconded by Laurie Reynolds, to elect and retain the same officers for the 2019 calendar year. The motion was approved.

Chairman Huber then resumed the regular meeting and asked for consideration of the minutes from the December 5, 2018 Planning Commission meeting. A motion was made by Jeffrey Gross and seconded by Thomas Rosenberger, to approve the minutes of the December 5, 2018 meeting of the Souderton Planning Commission as presented. The motion was approved.

Chairman Huber moved to the next item on the agenda concerning the lot consolidation and development plan for the Souderton Charter School. Edward Huber noted that he is employed by the firm that completed the proposed plan and as such he will not comment on the review and will abstain from any formal voting.

Vice-Chairman Andrew Schlosser then recognized representatives from the Souderton Charter School concerning the conditional approval to use the property at 117 Noble Street to supplement operations of the charter school and the required lot consolidation and development plan. The Souderton Charter School was represented by Attorney Frank Buschman, Directors Wendy Ormsby and Jennifer Arevalo, and engineer Joshua Gross of Richard C. Mast Associates. Plans were submitted at the December 5, 2018 meeting and a review letter from the Montgomery County Planning Commission was circulated. Chloe Mohr outlined the review comments in her letter dated December 26, 2018. The applicant’s engineer outlined a series of waiver requests by letter dated November 21, 2018. Most of the requested waivers appear minor given existing conditions. The Montgomery County Planning Commission did note opportunity to address certain landscape improvements along Noble Street. Attorney Frank Buschman commented that the applicant intends to preserve existing trees and landscaping. Given existing conditions it will be difficult to consider additional landscaping. Planning Commission members suggested that any dead or dying vegetation should be replaced. An arborist may be beneficial to evaluate and preserve the existing mature trees.

A motion was made by Jeffrey Gross, seconded by Thomas Rosenberger, to recommend approval of the lot consolidation and development plan as prepared for the Souderton Charter School

Collaborative, dated November 20, 2018, along with the waiver request as outlined by letter of Richard C. Mast Associates, dated November 21, 2018. The motion was approved by a vote of 4 yeas, 0 nays and 1 abstention from Edward Huber.

Chloe Mohr discussed a draft of revisions to the Zoning Ordinance, dated December 31, 2018, that further revise and add certain definitions and address certain inconsistencies in regulations for parking space size. The document further clarifies parking space requirements and drive aisle sizes within the Subdivision and Land Development Ordinance. Borough Engineer Melissa Prugar provided a minimum specification to be incorporated in SALDO addressing the construction of parking lots. Planning Commission members discussed grass paver blocks as an alternative, but the general consensus was to prefer paving or consideration of a waiver request. Grass paver blocks can present a significant maintenance issue with weeds and unwanted vegetation. Planning Commission members did suggest consideration of a heavier mix of stone and bituminous material in parking lots. Chloe Mohr and Melissa Prugar discussed creating generalized lighting standards for parking areas applicable to all zoning districts, with more standardized requirements built into a separate SALDO section. This will be a later project. Chloe Mohr also noted that the SALDO should reference bicycle parking standards.

Chloe Mohr discussed revisions to the parking table to base parking requirements on measureable units; the current language referencing number of employees is not clearly definable and measureable at time of a permit. Parking for residential units was also discussed. Fast food and traditional restaurant uses should be better defined. There was significant discussion concerning the potential of a “fee in lieu” for parking waivers. Chloe Mohr cautioned the restrictions on the use of the fees, which generally must be used for the construction of new parking lots and not maintenance of existing. The Borough Manager will discuss this matter with the Borough Solicitor.

Chloe Mohr distributed the latest draft of revisions to the MUR Zoning District, dated January 2, 2019. This draft is nearly final, but a few sections require more thought and consideration. Density and Mixed Use requirements were reviewed, additional consideration will be given to building setbacks and yard requirements, and Jeffrey Gross will work with Chloe Mohr on reviewing and updating the provisions for the open space and park requirements.

Chloe Mohr also circulated a draft of revisions to the SALDO, dated January 2, 2019, pertaining to developments within the MUR District. Commission members began review of a few sections and will continue with this item at the next meeting.

There being no further business, the meeting was adjourned at 10:20 pm.

Respectfully submitted,

P. Michael Coll, Recording Secretary