

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, Melissa Prugar, P. E. of Boucher and James, Inc., and Chloe M. Mohr, Community Planner of the Montgomery County Planning Commission. Members of Borough Council in attendance included Mayor John Reynolds, Brian Goshaw, Ned Leight, Daniel Yocum, Daniel Houser and Richard Halbom.

Chairman Huber asked for consideration of the minutes from the September 6, 2017 Planning Commission meeting. A motion was made by Laurie Reynolds and seconded by Andrew Schlosser, to approve the minutes of the September 6, 2017 meeting of the Souderton Planning Commission as presented. The motion was approved.

Chairman Huber then recognized Developer Clayton Heckler, who was accompanied by John Heckler and Brian Grant, to further discuss plans to revise the approved Phase 2A development plans for Berkeley Court concerning the construction of townhomes along School Lane along with concept plans for the balance of the site. The plan was reviewed and discussed jointly between the applicant, Planning Commission and Borough Council members. The discussions are summarized as follows:

- The Borough Engineer review letter was discussed regarding the revisions to Phase 2A. The comments from the Borough Engineer are mostly technical in nature and the applicants will comply with the comments from the Borough Engineer.
- Clay Heckler reported that he expects a Letter of Agreement to be executed shortly with Mark Lipkin regarding the proposed lot line adjustment. The parties have just recently agreed to terms.
- Discussion was held on the development of the required public park space. The area located at the corner of School Lane and Chestnut Street now serves as an open sediment basin. Chairman Huber noted that this area was always intended to be passive usable space. Stormwater was to be retained underground in prior plans and this should be the starting point for all future plans. Members suggested that the park area should be shown as a grass area with a trail system as presented in prior concept plans.
- Planning Commission members discussed the calculations used to verify the lotting exclusion within the current ordinance. The lotting exclusion calculation does include the area within the rear alleys, but not the right of way of any dedicated street. The Zoning Ordinance amendment should better clarify the calculation parameters for the lotting exclusion.
- The interior streets have a 24 feet cartway, which was previously approved in the original Phase 2A plans. The street cartway does expand in areas where street parking is provided. The Walden units will consist of relatively small scale retail operations. Deliveries are expected to occur within the front of the commercial units.
- The lot line adjustment with the neighboring Lipkin property must be incorporated within the revised Phase 2A plans, including signature blocks to facilitate recording the

plan with the Montgomery County Recorder of Deeds.

Following the conclusion of discussion, a motion was made by Jeffrey Gross, seconded by Thomas Rosenberger, to recommend approval of the revised Berkeley Court Phase 2A development plans contingent upon the passage of amendments to the Mixed-Use Redevelopment Zoning Ordinance regarding townhomes by Souderton Borough Council; revisions to the development plans addressing the comments of the Borough Engineer; revisions to the final plans to address comments from the Montgomery County Planning Commission and the incorporation of a Lot Line Adjustment plan with the neighboring Lipkin property. The motion was approved by a vote of 4 yeas, 0 nays and one abstention from Andrew Schlosser.

Chairman Ed Huber then turned the discussion to the future concept plan for the balance of the Souderton High School site. Chairman Huber noted that additional townhouse units within the interior of the site will not be considered. He suggested consideration to push the proposed Walden units deeper into the site to aid in providing parking for the proposed commercial units along East Broad Street. Chairman Huber also noted that circulation throughout the site should be further reviewed and improved, noting that there are areas where access behind the commercial units have dead ends.

Developer Clay Heckler provided the members with a revised concept plan dated October 4, 2017 which removes the townhomes from the interior of the site. Clay Heckler also provided the members with a concept plan and renderings for amenities within the commercial interior space. . The pavilion area on the previous plans will be replaced with an improved town square design. Planning Commission members and Borough Council discussed the revised concept plan and town square amenities. Suggestions were made to provide more parking for the commercial units along East Broad Street. Discussions also centered on improved traffic circulation and the location of the town square and its interior amenities can also be improved. Clay Heckler agreed to take the comments into consideration and will work to refine the concept plan. Planning Commission members noted that the October 4, 2017 concept plan that was submitted this evening should be incorporated into the plan set for the revised Berkeley Court Phase 2A. Chloe Mohr noted that the Montgomery County Planning Commission is available to assist in the review and development of plans to improve traffic flow throughout the development.

There being no further business, the meeting was adjourned at 9:29 pm.

Respectfully submitted,

P. Michael Coll, Recording Secretary