

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 and Marley Bice of the Montgomery County Planning Commission.

Since this was the first meeting of the 2017 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 2017 calendar year. Jeffrey Gross 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. Thomas Rosenberger nominated Andrew Schlosser for Vice-Chairman. A motion was then made by Laurie Reynolds, seconded by Jeffrey Gross, 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 Thomas Rosenberger, 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 December 7, 2016 Planning Commission meeting. A motion was made by Andrew Schlosser and seconded by Jeffrey Gross, to approve the minutes of the December 7, 2016 meeting of the Souderton Planning Commission as presented. The motion was approved.

Borough Manager Michael Coll discussed the pending Conditional Use application before Souderton Borough Council concerning property at 117 Noble Street. The matter was discussed at the December 7, 2016 meeting where it was determined that the application for conditional use was deficient since 117 Noble Street has no frontage on the limited specific streets referenced in the ordinance. The Borough Manager advised the applicant's attorney of the technical deficiency. By letter, the applicant requested that the conditional use hearing proceed as requested and they will present testimony that they intend to file a lot consolidation plan which would provide frontage of the Noble Street parcel to Broad Street. The applicant has not filed a plan to date. Borough Council is scheduled to hear this application on Thursday, January 5, 2017. The Borough Manager asked if the Planning Commission would like to make any recommendation at this time. Planning Commission members discussed the application, summarized as follows:

- The Planning Commission noted at Section 900 of the C-2 Limited Commercial/Residential District purposely provides a descriptive legislative intent of the zoning regulations. One of the listed intents is to limit the impact of non-residential

uses on existing residential neighborhoods. The application appears to run contrary to the legislative intent of the ordinance.

- The application is deficient in that it does not provide any plan of consolidation nor does the application discuss how the property will function in relation to the principal charter school building. The Commission expressed concern over impacts this application will have on the existing principal school building.
- Planning Commission members suggested that a simple lot consolidation plan would not be sufficient to address potential concerns. The plan should be detailed to address the function of all of the charter school buildings and how they will relate to each other, improvements and alterations to the buildings should be detailed, parking and traffic flow, bus routes, outdoor student amenities and other zoning issues should be addressed on the development plan. The applicant will have to demonstrate compliance with other provisions of the zoning ordinance.
- Planning Commission members acknowledged the success and benefit of the Souderton Charter School noting that they are operating within a very difficult location that presents many challenges for expansion.

A motion was made by Andrew Schlosser, seconded by Jeffrey Gross, to recommend denial of the application in that the subject lot at 117 Noble Street does not qualify for conditional use. The motion was approved.

Borough Manager Michael Coll provided a brief update on the status of the development plans for the high school site. The Borough Manager has forwarded the Planning Commission comments to the developer for his review. The Planning Commission minutes will be forwarded to members of Souderton Borough Council. Jeffrey Gross noted that he discovered a development in New Jersey named "Lofts at Town Center." The buildings have three floors of residential over commercial with a design scheme very similar to the goals for the Souderton site.

Borough Manager provided a brief update on the status of the Souderton Train station project. The renovation work on the train station and wait building is complete with exception of some punch list items and the completion of the final electric service to the train station. Work on the freight building is moving at a fast pace, with a majority of work completed.

County Planner Marley Bice reminded the Borough about the next round of implementation grants, with an application deadline of March, 2017. Projects must be under \$100,000 and be ready to implement. Prior meeting with staff to review applications is strongly encouraged.

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

Respectfully submitted,

P. Michael Coll, Recording Secretary