

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 and Andrew Schlosser. The meeting was attended by Borough Manager P. Michael Coll and Danielle Baer, Community Planner, Montgomery County Planning Commission. The meeting was also attended by Borough Councillors Julie Munden, Daryl Littlefield and Donna Rogers.

Chairman Huber asked for consideration of the minutes from the June 2, 2021 Planning Commission meeting. A motion was made by Laurie Reynolds and seconded by Jeffrey Gross, to approve the minutes of the June 2, 2021 meeting of the Souderton Planning Commission as presented. The motion was approved.

Borough Manager Michael Coll presented a conceptual plan for a mixed use redevelopment of property at 650 E. Broad Street. The property was used as a medical office and is currently on the market. The Borough received an inquiry to retain a commercial use and add residential units to the rear.

Danielle Baer reviewed her May 25, 2021 letter to the Souderton Planning Commission identifying several Zoning Ordinance amendments to be considered and addressed concerning a revised definition for shared parking; standards for the use of exterior security gates; removal of foster family care as a home occupation; clarify requirement for rear loaded garages; dimensional standards for front porches; medical marijuana dispensaries and a few remaining organizational and typography edits. The Planning Commission members will further review these revisions for the next meeting.

There was much discussion on defining a useable front porch when considering the Berkeley Court development. Planning Commission members discussed whether such standards should apply to other Zoning Districts. Danielle Baer presented a series of porch examples from other municipalities, which primarily addressed single family detached dwellings. The Planning Commission suggested that Souderton Borough should concentrate on townhouse models. Montgomery County will continue to review a few models to establish minimum dimensions for a useable front porch for a series of housing types.

Danielle Baer circulated a memorandum dated July 30, 2021 which summarizes conditional uses and associated conditional use standards currently existing within the Souderton Zoning Ordinance. Danielle Baer suggested that the Souderton Planning Commission may want to consider revising some of the conditional uses to “by right uses” and further to discuss and review standards for remaining conditional uses.

Souderton Borough has a relatively small Industrial Zoning District which may be reconsidered. In place of an Industrial District the Borough may want to consider expanding some light industrial uses into the C-1 Commercial District. The C-1 Commercial Zoning District should be reviewed and updated. Danielle Baer will continue to review and research the C-1 Commercial District and provide suggestions for further review and discussion.

The Planning Commission previously discussed regulations for food trucks. While this is not necessarily a function for the Zoning ordinance, it should be part of a revision to the Borough's peddling and solicitation ordinance. Danielle Baer noted that the Borough Solicitor should review the definition of solicitation and a solicitor in light of recent case law. Solicitation ordinances cannot infringe upon political activities or religious organizations. The Planning Commission suggested that a food truck should not be permitted to play music.

Danielle Baer reported that she will begin work with the select committee to develop an Economic Development and Revitalization Plan specific to Souderton Borough. The first meeting is expected to occur in September.

There being no further business, the meeting was adjourned at 8:00 pm.

Respectfully submitted,

P. Michael Coll, Recording Secretary