

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, Calvin Munden and Laurie Reynolds. The meeting was attended by Borough Manager P. Michael Coll, Chloe Mohr, AICP, Montgomery County Planning Commission and Melissa Hutchison, P. E., LVL Engineering Group.

Chairman Huber asked for consideration of the minutes from the February 1, 2023 Planning Commission meeting. A motion was made by Laurie Reynolds and seconded by Edward Huber to approve the minutes of the March 1, 2023 meeting of the Souderton Planning Commission, with correction of a noted spelling error. The motion was approved.

Borough Manager Michael Coll circulated a rendering of the proposed mixed use building to be constructed as part of Towne Gate Commons Phase 2B. The rendering closely follows the initial rendering that was previously provided during the land development review. The mixed use buildings will be constructed by a separate builder/investor who has indicated plans to lease both the commercial and residential units. Formal construction plans have been submitted to the Borough for review and permitting. Planning Commission members recommended a few revisions to the residential entrance side of the building including a portico roof over each entrance door, which may require modification of the brick façade, and shutters on the large windows over the garages.

School Lane Development is in the process of submitting revised land development plans to locate a Starbucks restaurant at the East Broad Street entrance into the Towne Gate Commons development. Borough Council formally approved the Conditional Use application to permit a drive through service window. Architectural renderings for the Starbucks restaurant were submitted for review and comment. The Planning Commission noted the following:

- Developer should verify whether an awning is to be constructed over the W5 window, there is some discrepancy in the rendering.
- There was a brief discussion about what the RTU screening would look like, if used.
- Some sides of the building may not meet the requirements of having a break every 40 feet, a waiver request may need to be considered.
- Window areas should be calculated using the truss height of 15'6", which represents the first floor height. The rendering is using the drop ceiling height.
- The façade facing Souder's way appears to need one more vertical wall break.
- The building orientation places the rear of the building facing East Broad Street. The Planning Commission suggested revisions to improve the façade by increasing the brick to hide the roof ladder access and rear down spouts.

In a related matter, Spencer Grossman purchased the professional office building at 601 E. Broad Street from Marc Lipkin. School Lane Development and Marc Lipkin executed an agreement to adjust property lines to accommodate an additional townhouse on School Lane and,

in return, to provide the professional office with access to additional parking within the Towne Gate Commons development. The Towne Gate Commons land development plan had the alley between the School Lane townhomes connecting to the drive through the property of 601 E Broad Street. Spencer Grossman requested that this alley not connect into his property to maximize available parking and eliminate additional through traffic. The Planning Commission discussed this request but concluded that a dead end alley is not desirable. This is a rather long alley without areas for trash trucks or emergency vehicles to turnaround, which warrants the need for the connection. The connection of the alley to Arrowhead Lane should remain on the development plan. There is opportunity within the revised plan to locate additional parking spaces for the benefit of the professional office.

The Montgomery County Planning Commission and LVL Engineering Group will begin formal review of the revised Towne Gate Commons land development plan for further discussion at the May Planning Commission Meeting.

Borough Manager Michael Coll presented the formal subdivision plan for Gerald Peklak concerning property at Harleysville Pike and W. Reliance Road to the Planning Commission. Planning Commission members noted concern that the adjusted property lines run through different zoning districts. The proposed subdivision plan involves four adjoining properties, therefore, provisions of SALDO should apply to all affected properties. It was noted that the plan does propose landscaping improvements on each lot with some waiver requests. The plan will be reviewed by Montgomery County Planning Commission and the Borough Engineer for further discussion and consideration at the May Planning Commission meeting.

Chloe Mohr extended an invitation to attend a trail summit for the Indian Valley and surrounding communities. Formal invitations will be sent very shortly. The Upper Salford Township Trail Summit is scheduled for Tuesday, May 2 from 6:30 to 8:30 pm. The summit will be held at Spring Mountain Adventures.

Chloe Mohr circulated draft recommendations of priorities to be incorporated in the new Economic Development and Revitalization Plan. The next meeting of the Revitalization Committee will be held on April 12.

Planning Commission members briefly discussed Zoning Ordinance updates. A draft of a new "Use Regulation" section was circulated for review. This project will require some time to complete. Chloe Mohr also noted the importance of including a Legislative Intent at the beginning of each section, including the residential zoning districts.

There being no further business, the meeting was adjourned at 8:53 pm.

Respectfully submitted,

P. Michael Coll
Recording Secretary