

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 Andrew Schlosser. The meeting was attended by Borough Manager P. Michael Coll, Chloe Mohr, AICP and Austin Mosby, Planning Intern with the Montgomery County Planning Commission, and Borough Engineer Geoffrey Attanasio, P. E., Gilmore and Associates.

Chairman Huber asked for consideration of the minutes from the May 3, 2023 Planning Commission meeting. A motion was made by Andrew Schlosser and seconded by Calvin Munden to approve the minutes of the May 3, 2023 meeting of the Souderton Planning Commission as presented. The motion was approved.

Borough Manager Michael Coll reviewed a scheduled Zoning Hearing Board application filed by Powerhouse Soccer, LLC concerning an existing commercial property at 150 S. Front Street, which is located in a C-2 Commercial-Residential District. This building houses commercial businesses on the first floor of the building, mostly related to electronic repair services. The applicant operates a soccer training facility within the basement level of the building. The basement level is accessible at grade from the rear of the building. They entered into a lease agreement with a prior owner, but the parties failed to obtain permits from the Borough. This use was discovered by the Borough during a routine Use and Occupancy Permit inspection associated with the recent sale of the property. The Borough provided a conditional certificate of occupancy permit with a requirement that the use be authorized by variance or relocated from the building. The applicant has elected to pursue the variance. Section 901 C. 5. Only permits such uses when authorized by conditional use, however, such conditional uses are limited to certain street frontages which do not include S. Front Street. The Planning Commission expressed no formal opinion on the proposed application.

Borough Manager Michael Coll reviewed a proposal from Broad Street Italian Restaurant requesting the Borough to reconsider a residential use on the second floor of their building. They have been trying to market the second floor for a commercial tenant with no serious interest. Broad Street Italian Restaurant and the Broad Theater have entered into a shared parking agreement with Univest Bank and Trust Company to use all of their parking lots. The owner of Broad Street Italian Restaurant believes that they can secure parking for the residential units within the Univest lots. The Zoning Ordinance does provide for residential uses on the second floor of commercial buildings in the C-3 Commercial District, however, it was noted that there are size requirements and certain building code requirements for natural light and vitalization that the proposed sketch plan puts in question. The Planning Commission further noted that the parking arrangement must be unrestricted and available to the tenants at all times. The Planning Commission will further review the proposal subject to the owner addressing the noted concerns.

The Planning Commission reviewed a proposal of Univest Bank and Trust Company to renovate the outside plaza space adjoining the bank building at 10 W. Broad Street. Univest is working with Souderton Connects to redevelop this plaza space to serve as the new location for

the Souderton Borough Holiday Tree. They will be removing the water fountain and installing a new plaza area with pavers and new landscaping. The drive up ATM will become a walk up service, with the rear parking area remaining. The Planning Commission noted that the plan should anticipate future improvements to create a more modern radius for Washington Avenue and West Broad Street. The Borough will forward their HOP plans to install new sidewalk ramps within this intersection to match up to the streetscape improvements in front of the Broad Theater. Overall, the Planning Commission supported the new plaza improvements.

Chairman Edward Huber next recognized owner Gerald Peklak and his consultant Thomas Knab, PLA, ASLA, of Renew Design and Engineering concerning the proposed subdivision plan for property at Harleysville Pike and W. Reliance Road.

Thomas Knab noted that this resubmission addresses comments from the Montgomery County Planning Commission and the Borough Engineer. The proposed property lines were shifted to maximize buffering between commercial and residential uses. A note will be added to the final record plan indicating the source of right of way information. A waiver to offer dedication on Harleysville Pike (SR113) was requested. Borough Manager Michael Coll noted that the Borough Solicitor used property block and unit designations to describe boundaries for previous Zoning Map amendments. He anticipates that the Zoning Map will be revised when updated block and unit designations are received for the revised properties after this plan is recorded. The final plan will continue to request a deferral to plant trees on the newly created building lot. The trees will be required as part of the future building permit for the new dwelling.

A motion was made by Andrew Schlosser, seconded by Jeffrey Gross, to recommend preliminary/final approval of the plan of subdivision for Gerald Peklak, W. Reliance Road and Harleysville Pike, as last revised July 17, 2023 conditioned upon satisfaction of the comments from the Borough Engineer by letter dated July 28, 2023, approval of the Waiver Request letter last revised July 17, 2023, additional waiver regarding dedication of right of way along Harleysville Pike and the execution of a developer agreement to the satisfaction of Souderton Borough Council. The motion was approved.

Chloe Mohr discussed a memorandum, last revised August 2, 2023, addressing use regulations for residential uses. Chloe Mohr and planning intern Austin Mosby have been working to identify all uses provided in the current Zoning Ordinance and their associated regulations. The project proposes to reformat the Zoning Ordinance to consolidate the recognized uses to a set of clearly defined regulations. This is a very large project and she suggested beginning with residential uses. The Planning Commission discussed the draft use regulations as outlined in the memorandum. The Planning Commission noted that a Mobile Home Park should be removed from the Zoning Ordinance since they are part of the Indian Valley regional Plan. There appears to be an existing error with the density requirements for garden apartments, particularly relating to single bedroom units. Now would be an appropriate time to correct this apparent error. The Planning Commission discussed improved regulations for attached garages for residential dwellings. They suggested a limitation on the amount of garage area making up the front façade of a dwelling unit. A garage may project forward to a limit of possibly five feet or to match a front porch projection. Work will continue on this project.

Austin Mosby, Planning Intern discussed a study and recommendations for a comprehensive Noise Ordinance for Souderton Borough. He presented the Planning Commission with a memorandum dated June 30, 2023, as revised August 2, 2023. The memorandum discussed current ordinances of the Borough that regulate or address noise and considerations used to develop a draft ordinance for further discussion and consideration. The Planning Commission will refer the recommendations to Souderton Borough Council for their review and possible consideration.

Chloe Mohr noted that the complete draft of the Souderton Borough Revitalization and economic Redevelopment Plan is nearly ready to be sent out for review.

There being no further business, the meeting was adjourned at 9:15 pm.

Respectfully submitted,

P. Michael Coll, Recording Secretary