

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 Laurie Reynolds and Andrew Schlosser. The meeting was attended by Borough Manager P. Michael Coll, Chloe Mohr, AICP, Montgomery County Planning Commission and Borough Engineer Geoffrey Attanasio, P. E., Gilmore and Associates. The meeting was also attended by Borough Councillor Courtnee Wampole.

Chairman Huber asked for consideration of the minutes from the February 1, 2023 Planning Commission meeting. A motion was made by Andrew Schlosser and seconded by Laurie Reynolds, to approve the minutes of the February 1, 2023 meeting of the Souderton Planning Commission as presented. The motion was approved.

The Agenda consisted of two requests for cursory review. Chairman Edward Huber first recognized Gerald Peklak and Thomas Knab, Project Manager, RLA, ASLA with Renew Design to discuss a proposed subdivision plan for three adjoining properties owned by Gerald Peklak along W. Reliance Road and Harleysville Pike. The plan proposed to adjust the lot lines for the corner commercial property and the property fronting on Harleysville Pike. The lot containing a single family residential dwelling at 35 W. Reliance Road is proposed to be subdivided to create a separate single family building lot. The plan proposes to reconfigure the attached garage for the existing single family dwelling from a side loaded to a front loaded garage to provide adequate space to provide the required 10 feet side yard setback.

Planning Commission members expressed concern with providing the buffering requirements between the commercial and residential properties. They suggested a modification to the proposed property line between the commercial and existing residential dwelling to provide improved buffering opportunities. Chairman Huber noted that this proposal must be considered as a subdivision plan and not as a lot line adjustment. The existing shed on the proposed new lot must be removed or relocated to the lot containing the existing dwelling. Concern was expressed that the rear property line appears to dissect existing zoning districts.

Borough Councillor Courtnee Wampole questioned the overall procedure to adjust property lines and subdivide existing properties. The proposed new building lot might conform to zoning requirements but it will be smaller than the surrounding existing lots. The architectural appearance of the new dwelling may not be consistent with the style of the existing dwellings.

Chairman Huber next recognized Molly Whitley and Doug Horgan of Beamed Properties, LLC concerning the redevelopment of property at 650 E. Broad Street. The property is located in the C-1 Commercial Zoning District and formerly was used as a medical office. The representatives prepared an informational packet for review by the Planning Commission. The representatives explained a vision to create a unique and urban mixed-use development consisting of residential apartments and commercial retail space. The proposed mixed-use development is proposed as a Class 3 Conditional Use for a high-rise apartment building. The proposal seeks to construct a new two story building with 10 luxury two bedroom apartments and

two commercial units fronting East Broad Street. A new parking area will be constructed with 28 parking spaces, accessed from the existing alley to the side of the property. There may be a dimension variance required concerning minimum lot width. The Planning Commission suggested that the owners complete a full survey and research the ownership to verify accessibility and continued use of the adjoining alley which appears to be shared by a few adjoining properties. Generally, the Planning Commission supported the proposed development concept.

Chloe Mohr noted that at the end of last month's meeting, the Planning Commission discussed reconfiguring the format of the current Zoning Ordinance to create a chapter setting forth use regulations which would be applicable in various zoning districts. As an example, Chloe Mohr circulated a chapter from the North Wales Borough zoning ordinance which addresses use regulations. The Planning Commission expressed support for this revision.

The Planning Commission also discussed the creation of more comprehensive use regulations to reduce or eliminate conditional uses. The preference is towards the elimination of conditional uses. A suggestion was also made to require the posting of property with a land development application.

There being no further business, the meeting was adjourned at 8:25 pm.

Respectfully submitted,

P. Michael Coll
Recording Secretary