

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 and Thomas Rosenberger. The meeting was attended by Borough Manager P. Michael Coll and Chloe Mohr, Community Planner, Montgomery County Planning Commission.

Chairman Huber asked for consideration of the minutes from the October 2, 2019 Planning Commission meeting. A motion was made by Thomas Rosenberger and seconded by Jeffrey Gross, to approve the minutes of the October 2, 2019 meeting of the Souderton Planning Commission as presented. The motion was approved.

Chloe Mohr distributed a memorandum outlining an informal review of the concept plan submitted by School Lane Development, LLC for Berkeley Court Phase 2. The informal review compared the latest concept plan to the revised Zoning and SALDO requirements for the MUR District. A number of site design, building design, streetscape, landscape and architectural standards cannot be tested until more detail is provided during the plan review submittals. Chloe Mohr noted that the developer appears to be misapplying the shared parking provisions. The developer will have to develop a shared parking plan; current information suggests that they may need 37 additional parking spaces to support the proposed plan. The townhouse configuration along Market Street appears to exceed the front yard setback requirement. Building "A" appears to conflict with the setback requirement for Road "E." The Planning Commission suggested that the comments from the informal review be shared with the developer. Chloe Mohr also noted that she will be meeting with representatives of School Lane Development later this month to review and discuss options for the public plaza space.

Chloe Mohr reviewed possible planning assistance tasks moving forward. She notes a list of possible zoning updates to reflect recent development and use issues. There may be some interest in developing a lighting ordinance, further review of the SALDO and developing a new codification of the zoning and SALDO ordinances. There may also be some interest in plan updates concerning revitalization and trails.

The Planning Commission reviewed the site plan developed for the proposed Taco Shop at 20 Central Avenue. The Commission suggested that the Zoning Officer review the parking calculations and report back to the Commission.

There being no further business, the meeting was adjourned at 8:45 pm.

Respectfully submitted,

P. Michael Coll, Recording Secretary