

The regular meeting of the Souderton Planning Commission was called to order at 7:00 pm on the above date by Chairman William Maxwell. Other Commission members present included Thomas Rosenberger, Andrew Schlosser and Roy Zeiher. The meeting was also attended by Borough Manager P. Michael Coll, Hannah Mazzaccaro of the Montgomery County Planning Commission and Borough Engineers Mark Eisold and Mark VonVital.

Commission members reviewed the minutes of the Planning Commission meetings held on Wednesday, August 19, 2009. A motion was made by Thomas Rosenberger and seconded by Roy Zeiher, to approve the minutes of the August 19, 2009 meetings as prepared. The motion was approved.

Chairman Maxwell recognized Edward and Lee Pierce, owners of property located at 79-81 W. Broad Street. Mrs. Lee Pierce noted that the property consists of an existing twin dwelling that is situated on one parcel. They received the required dimensional variances regarding side yard set backs and minimum lot widths from the Souderton Zoning Hearing Board to formally subdivide the parcel into two lots each containing an existing single family semi-detached dwelling. She noted that the prior owner inquired into the process but elected not to pursue the effort and sold the property in its entirety. The Pierce family resides in one of the dwellings and has an agreement of sale to convey the other parcel.

Hanna Mazzaccaro noted that Montgomery County Planning Commission reviewed and agrees with the proposed plan of subdivision. Mark VonVital of Boucher and James commented that he reviewed the proposed subdivision plan and had a discussion with the applicant's engineer concerning a few corrections to the plan. The applicant's engineer noted that he will comply with the suggested revisions and corrections.

A motion was made by Roy Zeiher, seconded by Thomas Rosenberger, to approve the proposed plan of subdivision as prepared for Edward and Lee Pierce, 79-81 W Broad Street, subject to the noted revisions and corrections as noted by the Borough Engineer by letter of October 15, 2009. Board member Andrew Schlosser noted that his firm has an affiliation with the applicant's engineer and as such he will abstain from commenting and voting on the plan. The motion was approved by a vote of 3 yeas and one abstention.

Hannah Mazzaccaro reviewed the progress to date on the new C-2 Commercial District. Commission members reviewed the map changes for the expanded district. Existing Garden Apartments located in the current Garden Apartment Zoning District will become lawfully non-conforming uses. Commission members discussed the need to better define and regulate extended stay uses. Further revision will be made for a final review by the Souderton Planning Commission.

There being no further business, the meeting was adjourned at 7:45 pm.

Respectfully submitted,

P. Michael Coll, Recording Secretary