

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, Laurie Reynolds and Andrew Schlosser. The meeting was attended by Borough Manager P. Michael Coll; Chloe Mohr, Community Planner, Montgomery County Planning Commission and Borough Engineer Melissa Prugar of Boucher and James, Inc. Borough Councillors Julie Munden and Ned Leight were also in attendance.

Chairman Huber asked for consideration of the minutes from the April 10, 2019 Planning Commission meeting. A motion was made by Laurie Reynolds and seconded by Jeffrey Gross, to approve the minutes of the April 10, 2019 meeting of the Souderton Planning Commission as presented. The motion was approved.

Borough Manager Michael Coll reported on two Zoning Hearing Board applications which will be scheduled for consideration in June. The Souderton Charter School is appealing the decision that the Charter School cannot use the property at 27 S. Front Street for offices of a philanthropic organization. CH Theater Group will be requesting a variance to install a new marquee sign for the Broad Theater. The proposed sign will extend above the roof line by approximately four feet. The former Markey Paper building on Penn Avenue has reportedly been sold to Everence. The property is located in a R-3 Residential District and will be a change of an existing lawfully non-conforming use. The change to offices will need confirmation from the Zoning Hearing Board and land development review by the Planning Commission.

Chloe Mohr reviewed the initial draft of the Zoning Ordinance revisions as prepared by the Borough Solicitor. She noted a conflict with minimum set back requirements and recommended the removal of the provision that the distance be equal to the building height. The section should be combined to require a minimum setback of 15 feet, but retain the additional setback for upper stories. The ordinance should be revised to clarify that the public plaza is to be located outside of the neighborhood park. Planning Commission members discussed a definition for Medical Marijuana uses to be inserted in the Zoning ordinance revisions. The definition for Brew Pub was added and there was a suggestion to add a definition for a winery and distillery. Percentages of building floor space for the brew pub, winery and distillery should be eliminated. Chairman Huber further noted that the sentence in the C-2 Commercial district permitting offices for philanthropic organizations should be removed.

The Planning Commission next moved to further review of the Subdivision and Land Development Ordinance revisions relating to the revised MUR Zoning District. Chloe Mohr distributed a revised draft of the SALDO revisions dated May 7, 2019. Planning Commission members discussed requirements for the neighborhood park, suggesting that a minimum of 6 benches be provided along with one piece of art. A pavilion or similar structure of 400 square feet with electric service should be provided. The park should have a terraced sloped lawn. The Planning Commission reviewed other revisions and will review another draft of the SALDO provisions at the June meeting.

Planning Commission members noted that the June meeting will be on the original scheduled date of June 5, 2019.

There being no further business, the meeting was adjourned at 9:25 pm.

Respectfully submitted,

P. Michael Coll, Recording Secretary