

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 Thomas Rosenberger. The meeting was attended by Borough Manager P. Michael Coll and Chloe Mohr, Community Planner, Montgomery County Planning Commission. Mayor John Reynolds and Borough Councillor Julie Munden were also in attendance.

Chairman Huber asked for consideration of the minutes from the March 13, 2019 Planning Commission meeting. A motion was made by Laurie Reynolds and seconded by Jeffrey Gross, to approve the minutes of the March 13, 2019 meeting of the Souderton Planning Commission as presented. The motion was approved.

Chairman Huber then opened the business portion of the meeting to further review and discussion on the MUR Zoning amendments. Chloe Mohr discussed the process for formal review of the proposed Zoning Ordinance by the Montgomery County Planning Commission prior to adoption by Borough Council. Significant revisions to a municipal zoning ordinance will require more formalized review by senior planners at the County Planning Commission. Chloe Mohr commented that she spent the last few weeks obtaining comments from the senior planning staff ahead of the formal review to minimize the amount of possible comments. She noted that there may be some additional comments and revisions to the Zoning ordinances following the formal review period.

Chloe Mohr distributed the latest draft of revisions to the MUR Zoning District, dated April 10, 2019. She noted a few relatively minor revisions from the prior draft to address various comments from the senior planning staff. Revisions were made to the definition section to further complement and clarify the MUR revisions. The parking revisions to the Zoning Ordinance remain unchanged from the prior draft, however, Chloe Mohr reminded the Planning Commission that the Borough Solicitor should review and comment of Section 1208 regarding the fee in lieu provisions for the consideration of waivers to the parking requirements. Also included within the various zoning revisions are a few miscellaneous items.

Chairman Edward Huber asked the Planning Commission members if they were prepared to make a recommendation to Borough Council. Thomas Rosenberger noted that he will abstain from voting on this matter given the pending relationship between Jesse's Barbeque and the developer.

A motion was made by Laurie Reynolds, with a second from Jeffrey Gross, to recommend formal consideration of the MUR Zoning District amendments, dated April 10, 2019, along with revisions to the Definitions, Parking and other miscellaneous sections of the Zoning ordinance. The motion was approved by a vote of 3 yeas and 1 abstention from Thomas Rosenberger.

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 April 10, 2019, along with other miscellaneous SALDO revisions also dated April 10, 2019. Planning Commission members spent considerable time reviewing and commenting on the proposed revisions. Another draft of the SALDO revisions will be prepared based on the various comments for further review at the May Planning Commission meeting.

Due to scheduling conflicts with Planning Commission members, the May meeting was rescheduled to Wednesday, May 8, 2019.

There being no further business, the meeting was adjourned at 10:50 pm.

Respectfully submitted,

P. Michael Coll, Recording Secretary