

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 (Zoom) and Thomas Rosenberger. The meeting was attended by Borough Manager P. Michael Coll, Borough Engineer Melissa Prugar (via Zoom) and Chloe Mohr, Community Planner, Montgomery County Planning Commission (via Zoom). The meeting was also attended by Mayor John Reynolds (Zoom) and Borough Councillors Daryl Littlefield and Donna Rogers.

Chairman Huber asked for consideration of the minutes from the January 6, 2021 Planning Commission meeting. A motion was made by Thomas Rosenberger and seconded by Jeffrey Gross, to approve the minutes of the January 6, 2021 meeting of the Souderton Planning Commission as presented. The motion was approved.

Brian Grant, Vice-President of Select Properties, Inc. along with Engineer Susan Rice and planning consultant Rachel Sclan Vahey, attended the meeting to further discuss the Berkeley Court Phase 2 development plans. Brian Grant began the presentation by acknowledging receipt of a list of suggested street names and development names from Jeffrey Gross. They are taking these suggestions into consideration. The developer has received NPDES permitting for both the stormwater management plans and the sanitary sewer extensions. The developer and engineer are continuing to work with PennDOT on the HOP application, which is nearing completion. The Borough Sanitary Sewer Engineer provided review comments on the sewer collection system details, which are currently under consideration. Brian Grant presented an architectural rendering of the proposed interior mixed use building, which provides for commercial space on the street level and residential above. Brian Grant also provided a copy of the rendering for the residential townhouse units which will model the units previously constructed on the site by Ryan Homes. The residential builder for this final phase of the development has not been finalized, but the expectation is to provide a similar townhome design as previously approved.

Engineer Susan Rice commented that the civil plans for the development have not been fully revised. She is currently working on incorporating the plaza, park and streetscape details into the final plan set. Engineer Susan Rice discussed the waiver request letter originally dated July 27, 2020 and last revised January 11, 2021. Waiver request #4 requests consideration of a total of eighty one (81) 9' x 18' parking spaces only in specific areas where the grade is relatively flat. A wider space is provided in areas of steeper slopes. Waiver #12 concerns the minimum requirement of soil volume per shade tree pit. The plans propose designating a 5' x 16' area for plantings with 400 cubic feet of soil versus the 1,000 cubic feet required. The type of tree is not intended to dominate the overall landscape and the provided space and soil volume should be sufficient for the plantings to thrive. They will have their landscape architect confirm the suitability of this requested waiver. The Montgomery County Planning Commission suggested a greater volume of soil should be considered. Waiver #13 concerns an interior transit stop. SEPTA has not expressed any interest in locating a transit stop within the development. There are existing transit stops along Broad Street in relative proximity to this development.

Engineer Susan Rice noted receipt of the comments from the Borough Engineer dated February 3, 2021. They expect to comply with most of the comments in the final plan set. The

separate site amenity and streetscaping plans will also be incorporated into the final plan set.

Chloe Mohr provided a review letter dated January 28, 2021 in response to the architectural rendering of the proposed buildings. The Borough requires a coordinated architectural theme throughout the development. It appears as though the developer is proposing to use a combination of brick and siding, which was used in the residential townhomes, and carried to the interior mixed use buildings. This same theme will need to be carried to the commercial buildings as well. A concern will be that the coordinated theme does not make the first floor commercial units in the mixed use buildings look too residential. The rendering indicates that metal roofs, awnings and store front glass will be used to highlight the commercial units from the residential units. The rendering does provide landscaping that seems to block some of the commercial store front features. A conceptual rendering for the commercial building has not been provided, and must be provided as part of the final plan submission.

A lengthy discussion was held on the residential entrance and façade design for the mixed use building. The developer commented that they did not intend to create a building with two front facades. The Planning Commission suggested that the rear residential façade, which serves as the front entrance to the residential units in the mixed use buildings, should contain some mixture of siding colors, specific window treatments and a roof over the residential entrance. An outdoor deck is not specifically required, but the current market suggests that people are looking for outdoor living space. The developer was also asked to review the townhome design to make sure that it is compliant with the most current Zoning requirements specifically roof enclosures and the size of front porch areas.

Planning Commission members noted that the entrance treatments into the site fall short of the overall legislative intent of the ordinances. More elegant entrance signage and landscape amenities need to be provided. Brian Grant noted that they want to get away from using Berkeley Court and create a new identity, but this remains as work in progress.

Consultant Rachel Sclan Vahey discussed the plans for the neighborhood park. The overall grading plan has been developed and they will be providing a fairly sizable area within the park with a 2% slope. The overall landscaping plan of the neighborhood park will need further revision to correspond and meet the objectives of the various park uses. The plaza grading was also challenging, but has now been incorporated into the final plan set. The lighting plan was submitted as a separate plan for initial review.

Chairman Huber requested the applicant to work towards submission of a complete final plan set to be submitted in advance of the next meeting. Chairman Huber also noted that a few residents have signed into this meeting through Zoom and they should be provided with pdf copies of the materials presented at this meeting.

There being no further business, the meeting was adjourned at 9:00 pm.

Respectfully submitted,

P. Michael Coll, Recording Secretary