

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, Calvin Munden and Andrew Schlosser. The meeting was attended by Borough Manager P. Michael Coll, Borough Engineer Melissa Hutchison of LVL Engineering Group and Danielle Baer, AICP, Montgomery County Planning Commission.

Chairman Huber noted that the minutes from the July 6, 2022 meeting have not been completed and therefore approval of the minutes will be deferred until our next meeting.

Borough Manager Michael Coll noted that the Planning Commission approved a revised land development plan for Lynn Builders at their June 1, 2022 meeting concerning a five unit townhome development at Second Street and Reliance Road. Realtor Bob Acuff has subsequently noted complications with the originally proposed shared driveway access to the rear of the property. In conversation with the owner Steven Yates of Lynn Builders, they would prefer to submit a revised development plan locating the driveway access solely upon their property. A sketch plan showing the proposed revisions was circulated to the Planning Commission members for cursory review. The Planning Commission made the following comments and recommendations:

- Shared driveways can be problematic. The relocated driveway onto the subject parcel is preferred. The driveway should be offset from the property line to provide space for snow removal and the potential for some additional buffering. According to the Zoning Ordinance a four feet (4') setback is required from the property line.
- There appears to be adequate room to shift the footprint of the townhomes towards Reliance Road by a minimum of two feet (2').
- An 18 feet wide driveway appears adequate for the minimal size of the development. The proposed 4 feet wide sidewalk along the end townhome can be eliminated to provide landscaping opportunity along the side of the dwelling.
- In place of the sidewalk along the end dwelling unit, the developer should provide a sidewalk connection from the rear parking lot to the sidewalk on Reliance Road.
- The amount of trees in the originally approved plan on June 1, 2022 shall be maintained in the revised plan.
- The developer shall submit a revised development plan for further review and approval.

Danielle Baer, AICP, further discussed recommendations concerning the sign ordinance. Chairman Huber noted that the goal of the review should be focused on simplifying the sign ordinance regulations, not necessarily a blanket reduction in regulations. Modifications to the ordinance format with a possible summary and educational sample recommendations might be very helpful. The Planning Commission further discussed the use of traditional box signs.

Harry Boardman of 105 N. Main Street commented that the use of traditional box signs is viewed as an effective way to advertise a business and consideration should be made to permit box signs in the sign ordinance.

Danielle Baer, AICP, further reviewed the regulation of murals. As an example Jenkintown Borough has established a review and permit process for murals. A question is which entity should issue the actual permit, should it fall to the Zoning Officer or Borough Council.

Harry Boardman noted that a mural permit provides for a separate review process and review parameters versus a basic dimensional review of a traditional sign permit. Harry Boardman discussed the Souderton Connects public arts program and how Souderton Connects could interact with the Borough review and permit process associated with murals.

Danielle Baer, AICP, next presented and reviewed an ordinance developed for Salford Township regarding the Small Wireless Facilities Deployment Act. The ordinance will redefine a utility pole and separately define a decorative street light pole. The Planning Commission will read through the draft and may consider formal action at the next meeting.

Danielle Baer provided a brief update on the progress of the Souderton Borough Revitalization and Economic Development Plan.

There being no further business, the meeting was adjourned at 8:40 pm.

Respectfully submitted,

P. Michael Coll
Recording Secretary