

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 and Andrew Schlosser. The meeting was attended by Borough Manager P. Michael Coll, Chloe Mohr, AICP, Montgomery County Planning Commission, and Borough Engineer Geoffrey Attanasio, P. E., Gilmore and Associates.

Chairman Huber asked for consideration of the minutes from the August 2, 2023 Planning Commission meeting. A motion was made by Andrew Schlosser and seconded by Jeffrey Gross to approve the minutes of the August 2, 2023 meeting of the Souderton Planning Commission as presented. The motion was approved.

Chairman Huber noted there are a few cursory review requests for this meeting, starting with a Zoning Hearing Board application concerning property at 650 E. Broad Street. Attorney Joe Clement of Wisler Pearlstine, LLP and owner Doug Horgan of 650 Broad Holdings, LLC discussed a proposed application to the Souderton Zoning Hearing Board concerning a mixed-use redevelopment of property located at 650 E. Broad Street. The owners appeared before the Planning Commission several months ago with a plan to construct an “L” shaped mixed use building on the site. The current proposal has been revised to construct two separate buildings on the site with parking between the two buildings. The building fronting E. Broad Street will contain a commercial space on the street level with residential above. The rear building will be entirely residential. There are a total of ten residential units and one commercial unit proposed for the site. The Planning Commission noted that the configuration of two separate buildings may add a use variance to the application. The proposed plan provides 28 parking spaces with five spaces tightly located along the existing alley. The Borough Engineer noted that interconnected pedestrian will be required between the buildings and East Broad Street. While the Planning Commission favored the original “L” shaped building, they opted not to make any initial recommendations on the revised plan and proposed variance application.

Chairman Edward Huber next recognized owner Kyle Hoff, of Hoff Properties, and his consultants Thomas Knab, PLA, ASLA, of Renew Design and Engineering and Architect Michael Graeff. Kyle Hoff purchased the corner lot at 575 East Broad Street and N. School Lane. The property is located in a Mixed Use Redevelopment Zoning District. Previously Kyle Hoff presented a proposed mixed use development plan for this parcel, but later learned that a Deed Restriction was placed on the parcel prohibiting residential uses. The revised plan is now entirely commercial. The “V” shaped single story building is pushed forward to both street frontages with parking to the rear. A landscaped rear courtyard is provided between the parking lot and building. The building is designed to accommodate up to three commercial tenants. The building will be masonry and steel. The architect discussed the use of brick, glass and standing seam roofing. The Planning Commission suggested consideration to more breaks in the roof line with dormers. The proposed plan will require some zoning relief concerning floor area ratios, parking and dimensional setbacks. There is a SEPTA bus stop on East Broad Street which may need to be incorporated within the plan, however, there is uncertainty over the continuation of the future of this bus route. The Planning Commission expressed support towards the proposed project.

Chloe Mohr discussed a memorandum, dated September 1, 2023, addressing use regulations for residential and combined use buildings. Much discussion was held concerning a definition for recreation areas and whether the required recreation area can consider storm water facilities in the calculation. The benefit might be to encourage better planning and designs for storm water facilities, but practically storm water facilities are not able to be actively used. The consensus was to exclude storm water facilities from the calculation of recreation areas. Chloe Mohr discussed a restriction of building coverage as a percentage of lot area based on the number of stories of a building. The Planning Commission suggested deleting this section, but adding impervious limits within all districts. The building “step-back” requirement in the C-3 District for buildings above three stories should be added to the other zoning districts. The maximum length of a building should be set at 100 feet. There was much discussion concerning outer and inner court yards and the appropriate regulations. The Planning Commission discussed a maximum limit of six dwelling units within any building or should density be controlled by other dimensional requirements.

There being no further business, the meeting was adjourned at 9:10 pm.

Respectfully submitted,

P. Michael Coll, Recording Secretary