



The regular meeting of the Souderton Planning Commission was called to order at 7:00 pm. The Planning Commission Members in attendance were Edward Huber, Andrew Schlosser, Calvin Munden, and Jeffrey Gross. The meeting was also attended by Executive Assistant Christine Nicholas, Matt Lubitz of the MCPC, Melissa Hutchinson of T & M Engineers and Solicitor John Torrente of Begley, Carlin and Mandio.

Chairman Edward Huber asked for a motion to approve the May 7, 2025, minutes. Commissioner Schlosser made a motion to approve the minutes as submitted and it was seconded by Commissioner Gross. The minutes were approved unanimously.

3a. Towne Gate Commons – Discussion of Pad Sites C & D

Mr. Brian Grant of Towne Gate proposed the following request:

Instead of Pad Sites C & D being used for commercial use, he would like to sub more Townhouses at those locations due to a lack of interest in the commercial sites for the past 5 years. He suggested this is due to a change in the market. He also stated a need for new housing.

Commissioner Huber explained that the location was already at its maximum allotment for residential space which was capped by the prior council. More residential space would put a strain on schools and other resources. Commissioner Gross stated it would cheat the current owners out of the promise of a walkable community and suggested having space for medical offices, etc. He also stated that interest will increase when the community is completed.

Commissioner Huber stated that at this time they were not interested in the proposed change. The suggestion was made to possibly revisit in 6 months to a year.

3b. Zoning Ordinance Review and Updates – A discussion of the definition of “Multi Family Units” took place along with some clarification of various zoning definitions.

A motion to adjourn was made by Commissioner Schlosser at 8:30 pm. Next meeting will be Wednesday, July 2, 2025

Respectfully submitted,

Sara E. Jarrett-Eaton

Sara E. Jarrett-Eaton, Borough Secretary