



1) **Call to Order**

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 Borough Manager Sara Jarrett-Eaton, Borough Solicitor John Torrente of Begley, Carlin and Mandio, Borough Engineer Geoff Attansio of Gilmore and Associates, Melissa Hutchinson of T & M Engineers, and Matt Lubitz of the Montgomery County Planning Commission.

2) **Approval of Minutes**

Chairman Edward Huber asked for a motion to approve the September 3, 2025, minutes. Commissioner Schlosser made a motion to approve the minutes as submitted and it was seconded by Commissioner Munden. The minutes were approved unanimously.

3) **A. Taco Bell Conditional Use Application**

The Commissioners reviewed and discussed the application with the applicant including details of the needed zoning application, the operational details for the restaurant, parking and delivery access, and the next steps for approval.

Commissioner Schlosser made a motion to recommend for conditional use, noting the following conditions. The motion was seconded by Commissioner Gross. The Souderton Borough Planning Commission by a 4-0 vote recommends the Conditional Use Application for School Lane Development, LLC and General Hancock Enterprises, LP for the Taco Bell located on Pad Site E in Towne Gate Commons, subject the following conditions:

1. Compliance with the T&M Associates review letter dated November 3, 2025, including securing any variances and/or amended land development approvals that may be required with the following comments with respect to said review letter:

Zoning Ordinance Comments:

1. The front of the building shall face Souder's Way. The front yard shall face Souder's Way.
2. A Variance Application and relief from Zoning Hearing Board must be granted for the number of Drive-Thru Facilities on the site, signage if needed by the Applicant, and the loading area requirements, including but not limited to screening.
7. The loading and delivery hours shall be restricted to the hours as determined and acceptable to the Borough.



8. A crosswalk shall be added across the Drive-Thru Lane and the Handicapped unloading area shall be extended as a crosswalk to the parking area.
10. The Use Data Table will be revised as required by the Borough.

Subdivision and Land Development Comments:

11. A Partial Waiver of the blank wall requirement facing E. Broad Street will be requested and dealt with during the Land Development process.
12. Architectural Treatments shall be submitted and in a form acceptable to the Borough and addressed during the Land Development process.
2. The Applicant shall comply with all applicable codes, ordinances, laws, and regulations of the Borough;
3. The proposed use must satisfy the general standards applicable to Conditional Uses outlined in the Souderton Borough Zoning Ordinance; Section 2001.D.
4. The Applicant must meet the general requirements set forth in §1901.C.2 and §1605.E.8.
5. Other than in the ordinary course of business, no hazardous, flammable or explosive material shall be stored or used on the premises.
6. No noxious, hazardous or offensive impact upon the surrounding property shall be created by reason of odor, dust, smoke, gas, vibration, illumination or noise, or which constitutes a public hazard by fire, explosion or otherwise.
7. Maximum hours of operation will be 7:00 a.m.-10:00 p.m., Sunday through Thursday and 7:00 a.m.-2:00 a.m., Friday and Saturday. The interior hours shall be limited to 7:00 a.m. to 10:00 p.m. Monday through Sunday.
8. The premises shall be ADA compliant.
9. All review, legal, engineering and administrative, and other review fees shall be paid to the Borough as a condition of approval;
10. If applicable, a copy of the Lease shall be provided to the Borough.
11. All signage shall comply with the Borough's sign regulations, unless granted a Variance by the Borough Zoning Hearing Board, all signage shall comply with the Borough sign regulations;



12. Applicant shall comply with all conditions of Amended Land Development Approval.
13. The Applicant shall review the radius of the turning stack and provide additional movements to the satisfaction of the Borough and the Borough Engineer.

B. Discussion of Proposed Stormwater Ordinance

Borough Engineer Geoff Attasino fielded the questions of the commission regarding the proposed ordinance. He provided a background and purpose of the ordinance and the MS4 requirement. The commission agreed that the focus of planning was the exemptions.

C. Zoning Ordinance Review

The commissioners and Mr. Lubitz discussed the off street parking and loading, delayed the historic preservation requirements, and reviewed the floodplain overlay conservation.

The commission adjourned the meeting at 9:01 p.m.

Respectfully submitted,

Sara E. Jarrett-Eaton

Sara E. Jarrett-Eaton, Borough Secretary