

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, Andrew Schlosser, 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 Councillor Julie Munden and Code Enforcement Officer Steven Toy.

Chairman Huber asked for consideration of the minutes from the February 3, 2021 Planning Commission meeting. A motion was made by Thomas Rosenberger and seconded by Andrew Schlosser, to approve the minutes of the February 3, 2021 meeting of the Souderton Planning Commission as presented. The motion was approved.

The first item on the agenda was a cursory review of a proposed development plan for the corner parcel at School Lane and East Broad Street, which is part of the Berkeley Court Phase 1 development. The parcel was acquired by Hoff Properties. Kyle Hoff and engineer Brad Bissinger of Renew Design presented the Planning Commission with a sketch plan to construct a combined use building on the corner parcel consisting of commercial flex space for up to four commercial tenants on the street level with four (4) two story townhouse style units above the commercial space. The site has room for 30 off street parking spaces along with outdoor amenities to support the commercial uses.

Planning Commission members provided the following comments on the proposal:

- The corner property has a deed restriction from a prior owner against any additional residential uses on this parcel.
- Several Planning Commission members expressed concern with residential on the corner. Commission Chairman Ed Huber noted that Souderton Borough Council was anticipating only commercial on the corner as indicated on the approved development plan.
- Chloe Mohr commented that there are specific zoning requirements for a combined use building within the Mixed Use Redevelopment District. The orientation of the building and access to the residential units do not appear to comply with the ordinance.
- A residential use on the corner parcel may impede the viability and interest of a commercial use given potential conflicts with the availability of parking and residential uses conflicting with the commercial business operations.
- Chairman Huber noted that for residential to be considered, the developer will have to work out the release of the deed restriction with the prior owner and with Borough Council.

Following discussion on this cursory review Commission member Andrew Schlosser excused himself from the meeting.

Chairman Huber next recognized Brian Grant, Vice-President of Select Properties, Inc. to

further review and discuss the Berkeley Court Phase 2 development plans. Brian Grant noted that revised plans were recently submitted by his team to the Planning Commission, Borough Engineer and Planning Consultants for further review. The developer has obtained approval of the Sewer Planning modules and has completed permitting with the Montgomery County Conservation District. They are nearing completion of the required PennDOT Highway occupancy Permits, which will require the signalization of the southbound off ramp of Route 309 and Route 113 in Hilltown Township.

Brian Grant reviewed a revised rendering of the combined use building. The rendering removes some of the pictured landscaping to better illustrate the commercial units on the street level. The architect addressed the requirements of the Zoning Ordinance with the addition of design elements to the side and rear of the building. The rear of the units contain a series of architectural elements to improve the residential façade of the building. Commission members recommended that the developer verify the amount of awning coverage for the commercial units in relation to ordinance requirements.

Brian Grant is consulting with Horizon Signs to develop the required monument signs at the entrances to the development. The monument sign will be internally lighted and will be situated within a stone or brick foundation. Planning Commission members discussed alternative sign faces that might be considered in the final design of the sign. The Planning Commission suggested looking at another location at the entrance to avoid the sign being blocked by the commercial buildings.

Brian Grant noted that they will construct a very similar townhouse style dwelling to the current models on the site. They have not selected a builder for the additional townhomes but they will be modelled to match the existing buildings and will comply with ordinance requirements. Planning Commission members discussed the requirement to screen the HVAC units for the townhome dwellings. Dumpster pads will also need to be screened and a detail should be incorporated into the final plan set.

Brian Grant presented an architectural rendering for the commercial building on pad site “A” at the entrance from County Line Road onto Market Street. The building will be leased to Dollar General and will have a mixture of masonry and siding. Awnings will be placed over the windows and the building will have decorative lighting. Mechanical equipment will be situated on the roof and screened with parapet walls. The same mixture of architectural features will be carried to the other commercial buildings throughout the site.

Planning Commission members reviewed the list of waivers, particularly the waiver concerning soil volume for the street trees and associated landscape buffers.

The plan set looks to construct the remaining development in two phases, the first phase of construction will include the entrance at County Line Road, parking lot for neighboring Jesse’s Barbeque, the completion of Market Street, construction of 18 townhomes behind the Chestnut Street dwellings and the construction of the main combined use building to serve as a model for marketing the future units. Construction of the Dollar General on commercial pad site “A” is part of this first construction phase and must be completed for occupancy by the end of 2021. Construction Phase 2 will complete the Broad Street entrance, interior combined use buildings and the remaining commercial and residential buildings. The plaza and neighborhood

park will be completed within this second phase. Planning Commission members discussed consideration of conditional preliminary/final approval for the entire development. A suggestion was made to have the developer appear before Borough Council at their scheduled work session meeting on Monday, March 15, 2021 to review the overall development plan. Chairman Huber recommended moving the April Planning Commission meeting to Wednesday, March 31, 2021 to discuss and consider conditional preliminary/final approval in order for Borough Council to consider formal action on the plan at their April 5, 2021 Borough Council meeting. The regularly scheduled Planning Commission meeting for Wednesday, April 7 will be cancelled.

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

Respectfully submitted,

P. Michael Coll, Recording Secretary