

A duly advertised Special Meeting of Souderton Borough Council was called to order, on the above date, at 7:00 pm by Council President John Young with the following members present:

President John Young
Vice-President Andrew Schlosser
Councillor D. Jeffrey Gross
Councillor Brian Goshow
Councillor Jonathan Gardenier

Councillor Richard Halbom
Councillor J. Edward Hunsicker, Jr.
Mayor John R. Reynolds
Junior Councillor Daniel Yocum
Borough Manager P. Michael Coll

The advertised purpose of this special meeting was formal consideration the proposed two lot plan of subdivision for William Benner concerning a vacant parcel in the 200 block of Fairview Avenue. William Benner is a building contractor based in Perkasié and is proposing to subdivide an existing vacant parcel into two lots to accommodate the construction of a twin dwelling. This plan was reviewed by the Borough Engineer, Souderton Planning Commission and the Montgomery County Planning Commission. Souderton Borough Council initially considered the proposed plan at their Tuesday, September 8, 2009 regular Borough Council meeting but tabled action to further discuss the overall building height and the proposal to retain an existing non-conforming rear shed on one of the parcels. Borough Council requested the applicant to appear at the next scheduled work session of Borough Council on Monday, September 14, 2009 to further discuss these concerns, with formal consideration of the plan to be held at this special meeting of Borough Council.

The applicant's engineer Brian Binney of Andersen Engineering Associates presented Borough Council members with a revised plan of subdivision based on the discussions at the September 14, 2009 work session. The proposed dwelling units are in line with the neighboring dwellings, the initial waiver request concerning the encroachment of grading less than three feet from property lines has been withdrawn and a note has been added to the record plan that the rear shed will be demolished as a condition of final occupancy of the new dwelling. The walk out basements will be retained and the overall height of the dwelling units complies with the Zoning Ordinance.

Councillor Andrew Schlosser noted that the discharge pipe from seepage pit #2 does not extend to the rear property line but discharges across the stone parking area. Councillor Schlosser noted that the owner of the adjoining parcel could potentially re-grade or pave the parking area that may disrupt the intended function of this drainage pipe. The applicant's engineer commented that the drainage easement could be extended to prohibit grade changes to protect this outfall point. Considerable discussion was held on this issue to find an alternative solution. A general consensus was reached to connect seepage pit #2 to the outfall of seepage pit #1.

A motion was made by Councillor Andrew Schlosser, seconded by Councillor Richard Halbom, to approve the two lot plan of subdivision for William Benner concerning a parcel in the 200 block of Fairview Avenue, as last revised September 10, 2009, with a condition that the drainage plan be further revised to connect seepage pit #2 to the outfall of seepage pit #1, with the basement stairwell drains connected into the re-routed drainage line. The motion was approved.

There being no further business, the special meeting was adjourned at 7:25 pm.

Respectfully Submitted,

P. Michael Coll
Borough Secretary