

**Souderton Planning Commission
Meeting Minutes
July 22, 2009**

The regular meeting of the Souderton Planning Commission was called to order at 7:00 pm on the above date by Chairman William Maxwell. Other Commission members present included Thomas Rosenberger, Barry Stoltzfus and Roy Zeiher. The meeting was also attended by Borough Manager P. Michael Coll, Borough Engineer Mark Eisold, Hannah Mazzaccaro of the Montgomery County Planning Commission and Borough Councillor Jeffrey Gross.

Commission members reviewed the minutes of the Planning Commission meetings held on Wednesday, June 17, 2009. A motion was made by Roy Zeiher and seconded by Thomas Rosenberger, to approve the minutes of the June 17, 2009 meeting as prepared. The motion was approved.

Chairman Maxwell explained that the Commission will deviate from the agenda and first consider the proposed minor subdivision for William Benner concerning property in the 200 block of Fairview Avenue. Developer William Benner and his engineer Brian Binney of Andersen Engineering presented their proposal to combine three adjoining parcels, located in an R-2 Residential District, and separate the property into two new building lots, each measuring 50' by 150', to accommodate the construction of two new single family semi-detached (twin) dwellings. The property is located in the 200 block of Fairview Avenue.

The proposed subdivision and development conforms to all applicable zoning requirements for the R-2 Residential District. The property contains two barn or garage structures. The developer will remove the larger structure in the center of the property, and will repair and retain the smaller structure as an accessory building for the new residential unit. Borough Engineer Mark Eisold reviewed the comments contained in his review letter dated July 20, 2009 with the applicant. The applicant has agreed to comply with the comments, with exception to some of the grading suggestions. In particular the applicant noted that the building elevations and associated drainage contours have been set to accommodate a walk out basement. Lowering the building elevation as suggested would eliminate the walk out basement. After further review of the proposed grading, the applicant noted that the proposed grading will likely damage the tree noted to be retained. The tree will be removed and replaced. A waiver was requested regarding Section 408.2 of SALDO to permit the top or bottom edges of slopes to be less than three feet away from property lines.

Hannah Mazzaccaro explained her review comments for the proposed subdivision. She suggested consideration of a separation between the two driveways with a flush curb or some other means to better manage snow removal and future maintenance. She also noted that the rear parking spaces should be separated to allow individual homeowners to fence their yards. Hannah Mazzaccaro also suggested consideration in redesigning the front façade to soften the emphasis to the garages. The applicant noted that they will separate the rear gravel parking spaces and will look to add a separation of approximately two feet between the front driveways. They explained that the design of the twin is based on a twin that has already been constructed in the Borough and would prefer to utilize the same layout for this project.

A motion was made by Roy Zeiher, seconded by Barry Stoltzfus, to recommend conditional final approval of the proposed minor subdivision plan for William Benner contingent upon revisions pursuant to the review letter of Boucher and James, dated July 20, 2009 and accepting the waiver request from section 408.2 of the Subdivision and Land Development Ordinance. The motion was

approved.

Chairman Maxwell next recognized Attorney William Benner and Engineer Jack Schneider representing Metro Development in the matter of the proposed High School redevelopment project and the proposed High School overlay zoning ordinance. William Benner noted that he and Metro Development staff have been reviewing the latest drafts of the proposed ordinances which have evolved into a fairly acceptable form; however, a few issues continue to be of concern.

William Benner noted that Metro continues to suggest that the parking requirement for the assisted living facility at 1.5 spaces per unit is excessive. Metro continues to suggest that the requirement should be reduced to 1 space per unit. He also noted that the minimum Floor Area Ratio continues to be set at .30, which may be a problem depending on how the proposed bank at East Broad Street and School Lane may materialize and whether there is opportunity to add additional floor area to the central village section of the development.

William Benner noted that lighting standards have been added and revised somewhat. The lighting standards are highly technical and there may be reason to review and evaluate the standards to strike a balance between security needs and excessive light impacts to the surrounding neighbors. William Benner expressed concern with many provisions of the master guideline and requirements that have been added to the Subdivision and Land Development Ordinance. The provisions should be better separated into a section of guiding goals and specific objective standards. The present draft contains an excessive amount of subjective language.

Metro has been working with Borough Council on the site amenities calculation. Metro feels that based on their understanding from the prior work sessions they should be able to comply with the 5% site amenities requirement. This area still remains too subjective and could be further tightened.

Hannah Mazzaccaro reviewed the revisions to the C-2 District, which is proposed to be expanded along N. Main Street from Green Street and Central Avenue to the Borough Line and the district will extend in a northeasterly direction from Clarion Avenue and the railroad tracks. A new Zoning Map has been developed to illustrate the revisions to the zoning districts. Further discussion was held on the recommendation to permit extended stay suites within the C-2 District. Caution was expressed to describe the use so as not to imply a boarding house or rooming house use. Lower Salford has such a use and their ordinance will be reviewed. It may also be appropriate to permit extended stay suites as a conditional use.

There being no further business, the meeting was adjourned at 8:45 pm.

Respectfully submitted,

P. Michael Coll, Recording Secretary