

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, Laurie Reynolds and Thomas Rosenberger. The meeting was also attended by Borough Manager P. Michael Coll; Marley Bice of the Montgomery County Planning Commission and Borough Engineer Melissa Prugar of Boucher and James, Inc. Borough Mayor John Reynolds was also in attendance.

Chairman Huber asked for consideration of the minutes from the March 2, 2016 Planning Commission meeting. A motion was made by Jeffrey Gross and seconded by Thomas Rosenberger, to approve the minutes of the March 2, 2016 meeting of the Souderton Planning Commission as presented. The motion was approved.

Chairman Huber next recognized J. Cheryleen Strothers, of Cowan Associates, Inc., who was representing Charles Ebersole of RVP II, LLC. Cheryleen Strothers presented a minor plan of subdivision on behalf of RVP II, LLC which proposes to subdivide a 0.67 acre lot at 160 N. Main Street into two lots with the rear lot to be conveyed to Souderton Borough for the future construction of a municipal parking lot. The remaining front parcel will be conveyed to another investor. No improvements are proposed on either lot at this time, which undoubtedly will be the subject of future land development applications before the Planning Commission. Borough Manager Michael Coll clarified that RVP II, LLC made a commitment to allocate 16 overflow parking spaces on this property, as a condition of approval to construct the office complex at 121 N. Main Street. The overflow parking spaces have not been utilized by the current office tenants at 121 N. Main Street. RVP II, LLC has elected to sell this property, but this parking commitment is an obstacle to the potential agreement of sale with the Borough desiring to retain the parking commitment. To rectify this obligation, RVP II, LLC is offering to convey the rear portion of this parcel to the Borough for future municipal use as a parking lot.

Cheryleen Strothers discussed the plan noting that there is more than sufficient parking on the front parcel to support the existing mixed use building. An easement is shown across the front parcel to provide access to the future parking lot from Main Street and there is access to the rear lot from an open alley from Hillside Avenue. Cheryleen Strothers provided a waiver request letter dated July 19, 2016, regarding SALDO Section 402.3.A- Right of Way and Paving Widths; Section 403.1- Alley Width; Section 403.3.C- Width of Parking Aisles; Section 403.3.E-Parking Space Dimensions; Sections 418.4 through 418.6-Street Trees, Buffer Planting and Landscaping and Section 418.2.A-Landscaping Plan.

Chairman Edward Huber expressed a technical concern with the creation of a landlocked parcel. He suggested that the plan needs to have a note restricting the use of the lot as a municipal parking lot. The building setback lines should be removed from the plan and the term "parcel" should be used in place of lot. Jeffrey Gross expressed concern over emergency access to the neighboring landlocked residential property. He noted that the future owner of the front parcel may choose to develop a building addition that would completely block any access to this dwelling. He clarified that he is not looking for vehicle access but suggested only a "navigable pathway" for a person to bring a

ladder, fire hose or medical equipment to the dwelling. The applicant's engineer suggested that she will look into the creation of a five foot wide navigable path for emergency purposes only across the front parcel.

Chairman Huber further suggested that the proposed easement should be shifted across the front parcel to provide adequate room to locate the required 9 feet by 18 feet parking stall widths on both sides of the easement. The easement area should be maintained at 20 feet wide. Chairman Huber also noted that parking calculations should be provided to verify adequacy of parking to the current mixed use building.

County Planner Marley Bice expressed concern with the landscaping waivers, suggesting that at least some landscaping should be required along Main Street. Cheryleen Strothers noted that the waiver requests are only pertaining to the proposed minor subdivision plan with an expectation that any future land development improvements must comply with SALDO standards. The applicant does not want to bind any development requirements since no improvements are proposed and the applicant has no idea about the intention of the pending purchaser to develop the front parcel.

Borough Manager Michael Coll provided the Planning Commission members with a copy of a revised concept plan for the redevelopment of the former Souderton High School property. The developer has provided this draft plan for initial review and comment by the Planning Commission but requested that the plan not be made public since it is only a working document. County Planner Marley Bice marked up the plan to better highlight various retail and residential uses. She noted that the current Zoning Ordinance restricts townhomes to groupings of six, with limited groupings of 7 units. The concept plan exceeds current Zoning Ordinance requirements. The current Zoning Ordinance further restricts townhomes to front directly on School Lane and Chestnut Street; the additional units to the rear of the approved units will need relief from the Zoning Ordinance provisions. Planning Commission members questioned the number of drives onto County Line Road, which will require approval by PennDOT. Members also suggested that the plan should consider more direct common drives versus the number of smaller interior drives. The pocket park at Chestnut Street and School Lane needs to be larger to comply with the current ordinance requirements. The plan should make better use of open space areas to support the proposed retail and commercial uses. Jeffrey Gross will relay these constructive thoughts to the developer for future consideration and discussion.

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

Respectfully submitted,

P. Michael Coll, Recording Secretary