

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 and Thomas Rosenberger. The meeting was attended by Borough Manager P. Michael Coll; Chloe Mohr, Community Planner, Montgomery County Planning Commission and Borough Engineer Melissa Prugar of Boucher & James, Inc. The meeting was also attended by Borough Councillor Julie Munden and Borough Councillor Matt Mscichowski.

Chairman Huber asked for consideration of the minutes from the August 1, 2018 Planning Commission meeting. A motion was made by Andrew Schlosser and seconded by Jeffrey Gross, to approve the minutes of the August 1, 2018 meeting of the Souderton Planning Commission as presented. The motion was approved.

Chairman Huber moved to the business portion of the agenda, first recognizing Peter Stempf, Joseph Price, Bea Smith and Michael McCarthy, architects, owners and investors in the North End Market project, proposed for a vacant retail building at 140-142 N. Main Street in Souderton Borough. Architect Peter Stempf presented floor plans and exterior renderings to the Planning Commission. The first floor will be devoted to retail and public dining venues. The space will remain as open as possible. The second floor will be marketed as office space and studio space. The building façade will be restored, the front pent roof will be removed and a balcony space will be added. The encroachment of the balcony will not exceed that of the existing pent roof and will be reduced on the Hillside Avenue frontage. Considerable discussion was held concerning the replacement of the windows in relation to historical district considerations. The applicants are planning to replace the windows, but will not be using tinted glazing. They will comply with a recommendation to retain the frame and exterior moldings around the new windows. The Hillside Avenue façade will include some new windows and opportunity to have changeable art murals. The applicant will provide decorative lighting, planter boxes, benches and street trees around the building to achieve the amenities requirement of the C-3 Zoning District. Two street trees will be added to Main Street and four street trees will be added along Hillside Avenue. They will address curb and sidewalk issues as part of the project. The applicants provided a parking study and calculation, to address the Zoning Ordinance provisions to reduce the required 15 off street parking spaces by 100% given available municipal parking and street parking around the site. The applicant requested a waiver from the softening buffer requirements given that the site is fully built out.

Chloe Mohr presented review letter, dated October 3, 2018, from the Montgomery County Planning Commission concerning the proposed project. The Montgomery County Planning Commission generally supports the applicant's proposal. The review letter provided further comment regarding the proposed balcony and projection over the sidewalk, historic preservation, particularly preservation of the cornice, frieze and architrave features, streetscape and landscaping features and parking requirements.

A motion was made by Andrew Schlosser, seconded by Jeffrey Gross, to recommend approval

of the development plans for North End Market, 140-142 N Main Street, contingent upon revisions to satisfy the comments of the Montgomery County Planning Commission review letter dated October 3, 2018 and the approval of a waiver from the softening buffer requirements. The motion was approved.

Chairman Edward Huber next recognized Brian Grant of Select Properties and their Engineer Susan Rice of STA Engineering to further discuss the status of the development plans for the former high school site. The developer has retained the traffic engineering services of Andrew Heinrich to complete the HOP Application with PennDOT for the entrance drives on East Broad Street and on County Line Road. The traffic engineer is currently working on a response to PennDOT concerns. Brian Grant further provided a rough sketch plan for the Walden units.

Engineer Susan Rice discussed the latest revised sketch plan. The interior parking will be corrected to correlate to the traffic flow and the dissecting interior drive will be returned to the plan. The interior drive does not have to connect to Indian Field Lane. A discussion was held concerning the interpretation of parking requirements for the residential units in the Walden buildings. Each unit will need two parking spaces, one space can be counted inside the garage and the second space can be counted in the driveway, provided that the driveway is deep enough to hold a full sized vehicle. Parking calculations will be submitted for the site, developer's engineer believes that the parking will comply with the zoning ordinance with the permitted shared parking considerations. The sidewalk within the interior should be 15 to 20 feet wide.

Chairman Edward Huber commented that the sketch plans continue to show an open detention basin at the corner of Chestnut Street and School Lane. He noted during several meetings that this area must become a pocket park with underground detention. This needs to be addressed and corrected if the developer expects to move the development plans forward. The applicant's engineer expressed concern with DEP regulations and NPDES permit requirements, which tend to favor open basins. Chloe Mohr suggested that the Montgomery County Conservation District is open to perform cursory reviews and the applicants should consider scheduling a meeting to discuss storm water management options. Planning Commission members commented on the sketch plan for the Walden unit. The first floor of the building needs to have a more commercial/retail feel. As an example, space should be provided to secure awnings and other architectural features to better define the commercial space. The current sketch looks too much like a modified townhouse building.

Chloe Mohr and Planning Commission members further reviewed a draft of the Outdoor Dining Ordinance. The latest draft corrects the definition of an outdoor dining space, provided for permitting and includes language regarding maintenance and cleanliness. Roof top dining should be regulated to applicable building codes. Planning Commission members questioned whether a simple service window would have to comply with the ordinance. The discussion indicated that it would have to comply especially since a service window will most likely include a table and chair. Perhaps this section can be tightened up to address this concern. Additional language will be added to require the removal of table and chairs when outdoor dining service ceases for the winter season.

Chloe Mohr prepared an initial draft of revisions to the MUR Zoning District to address the conceptual sketch plans for the redevelopment of the high school site. Chloe Mohr and Planning Commission members began review of the draft ordinance and will follow up with further review and

discussion at the November 7, 2018 meeting. The Planning Commission will also begin review of the SALDO requirements to isolate the need for certain revisions. The November Planning Commission meeting will devote much of the agenda to these topics.

There being no further business, the meeting was adjourned at 10:05 pm.

Respectfully submitted,

P. Michael Coll, Recording Secretary