

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 and Thomas Rosenberger. The meeting was attended by Borough Manager P. Michael Coll and Chloe Mohr, Community Planner, Montgomery County Planning Commission. Also in attendance from Souderton Borough Council were Mayor John Reynolds, Councillor Julie Munden and Police Chief James P. Leary.

Chairman Huber asked for consideration of the minutes from the April 4, 2018 Planning Commission meeting. The minutes as presented incorrectly spelled Chloe Mohr's name, this will be corrected. A motion was made by Andrew Schlosser and seconded by Laurie Reynolds, to approve the minutes of the April 4, 2018 meeting of the Souderton Planning Commission, with the noted correction. The motion was approved.

Chairman Huber moved to the business portion of the agenda with further review and discussion on the conceptual development plan for the former high school site. Chloe Mohr presented three sketch plans (6A, 6B, and 7) developed by staff of the Montgomery County Planning Commission. She noted that the scenarios are intended as an attempt by the Montgomery County Planning Commission to move rather stalled discussions forward. The developer has had no input into the development of these scenarios. After review and discussion, Planning Commission members generally supported the concept as outlined by sketch plan 6B. This sketch plan presents the best open green area, provides for best direct visibility and access to the central retail area and provided the best opportunity for wider sidewalks to support outdoor dining potentials. The scenario provides flexibility for an interior commercial pad site, possibly of interest as a grocery store. Parking for the commercial units fronting East Broad Street will continue to be a challenge. The developer will be encouraged to contact PennDOT on their initial requirements to locate an entrance on East Broad Street.

Planning Commission members discussed the potential of residential condominiums over a more traditional commercial space on the street level, however noting that the façade of the Walden model is still appealing and these similar architectural features should be incorporated into the design of an alternative mixed use building. These recommendations will be forwarded to Souderton Borough Council for their consideration and future discussion with the developer.

Chloe Mohr distributed copies of a memorandum dated October 4, 2017 concerning outdoor dining standards and regulations. Some time has passed since this memorandum was first presented and she reviewed the status of some of the prior comments and concerns. The topic of roof top dining was discussed; the Montgomery County Planning Commission will review how roof top dining is regulated by other municipalities. Perhaps this type of regulation would be better addressed by building codes. A question was raised if roof top dining space should be calculated in the overall parking requirement calculation. Commission members felt that outdoor dining space should generally be included in the parking calculations. Planning Commission members also commented that enclosure of an outdoor dining space should be conditioned on compliance with building setbacks and other

dimensional requirements.

There being no further business, the meeting was adjourned at 8:30 pm.

Respectfully submitted,

P. Michael Coll, Recording Secretary