

The regular meeting of the Souderton Planning Commission was called to order at 7:00 pm on the above date by Vice-Chairman Andrew Schlosser. Other Commission members present included Jeffrey Gross, Calvin Munden and Laurie Reynolds. The meeting was attended by Borough Manager P. Michael Coll and Danielle Baer, AICP, Montgomery County Planning Commission. The meeting was also attended by Borough Councillors Daryl Littlefield and Donna Rogers.

Vice-Chairman Schlosser noted that the minutes from the September 7, 2022, meeting have been prepared for review. A motion was made by Laurie Reynolds and seconded by Jeffrey Gross, to approve the minutes of the September 7, 2022, meeting of the Planning Commission as presented. The motion was approved.

Borough Manager Michael Coll presented additional conceptual renderings from Nate Clemmer concerning his proposed project to renovate the former automotive garage at 30 W. Chestnut Street into a tap room. The site plan was revised to address comments made by the Planning Commission at the September meeting and an architectural rendering of the renovated front façade was provided. Borough Manager Michael Coll inquired whether the Planning Commission desires to recommend the project for permitting or should the owner complete some level of land development review and approval. Chairman Huber did express preference for some level of land development review and approval. Vice-Chairman Schlosser recommended that the owner submit a formal land development plan showing the various site improvements and formally tabulate a list of requested SALDO waivers. The proposed renovations to the building along with the intended use appear to comply with the Zoning Ordinance, subject to the submission of a shared parking agreement.

Danielle Baer, AICP, further discussed recommendations concerning the sign ordinance. Danielle Baer reviewed a revised draft of “Signage Design Guidelines” designed to provide a user-friendly guide on sign regulations, which is based on the existing comprehensive sign ordinance. The Planning Commission generally supported the document with a few suggested modifications.

Danielle Baer discussed the definition of a box sign, noting confusion and misunderstanding that a box sign is really referring to the construction or manufacture of a specific sign. A box sign can be any number of permitted signs such as a freestanding sign, projecting or a wall sign. Danielle Baer recommended a new definition of a box sign, suggesting that a box sign shall have an opaque background with only the characters being illuminated. The Planning Commission approved the recommended definition.

The Planning Commission further discussed murals. Significant discussion was held concerning the size of murals. Some members expressed opinion that the size should not be limited, others felt that some limitation should be considered for the front façade of the building. As a starting point the Planning Commission discussed a limitation of 25% of the front façade of a building with no limitation on the side or rear façade. Percentage of wall area seems to be the best way to regulate the size of murals. Given the split opinions, a recommendation was

suggested to consult with Borough Council on their opinion on size limitations for murals.

Danielle Baer provided a brief update on the progress of the Souderton Borough Revitalization and Economic Development Plan.

There being no further business, the meeting was adjourned at 8:05 pm.

Respectfully submitted,

P. Michael Coll
Recording Secretary