

**Borough of Malvern
Planning Commission Regular Meeting Minutes
January 17, 2008**

A regular meeting of the Planning Commission was held on Thursday January 17, 2008 at the Malvern Municipal Building. Members present included: Chris Mongeau, Chairperson, David Knies, Diantha Stevens, Vicki Sharpless and James Vike

Members absent: William Coffey

Also present: Woody VanSciver, President of Borough Council, local reporters, and approximately 30 community members.

CALL TO ORDER:

Chairman Mongeau called the meeting to order at 7:30 p.m.

APPROVAL OF MINUTES

Motion made by Ms. Stevens, seconded by Ms. Sharpless, and carried unanimously to approve the January 3, 2008 meeting minutes, as amended.

TREASURERS REPORT:

Spending for calendar year 2007 was \$1332.69. 2008 spending to date is \$138.95.

NEW MATTER:

East King Street Development – Conceptual Plan presentation: Eli Kahn (E. Kahn Development Corp.) and David Della Porta (Cornerstone Communities) presented artists sketches for this potential project, as well as sketches depicting recent similar projects for this team. Hefner Architects of Alexandria, VA will be the Architectural firm. Mr. Kahn has acquired approx. 4.7 acres on E. King, including the former Amerigas and Fisher Seed properties plus several private homes. The concept is to develop two or more building-groups for combined retail-commercial and residential use. Messers Kahn and Della Porta described the prospective development and responded to questions and comments from both the Planning Commission members and community members attending the meeting. Key features of the plan include:

- Four-story buildings with a maximum height of 65 feet
- First floor, retail; higher floors residential
- Roughly 200 residential units, purchase and / or rental
- Resident demographics expected to include single professionals, empty nesters, newly married couples, and young families
- Rear-entry underground parking for residents; rear ground level parking for retail
- Residential mix of apartments and townhouses
- Wider-than-normal sidewalks
- Noise abatement construction on the North (rail line) side of the buildings
- Project time line spanning approximately 3 to 4 years

Applicant intends to submit zoning change request.

Mr. Kahn was encouraged to provide the same briefing to Borough Council at an up-coming Borough Council meeting.

PUBLIC COMMENT

Public comments provided in the E. King Street portion of the meeting. Comments focused on architectural styles, parking, traffic impacts, environmental status of the acquired properties, and storm-water planning.

The meeting adjourned at 9:45 p.m.

Minutes taken by: Dave Knies

Minutes approved per the Chairperson on 2-7-08