

Borough of Malvern
Planning Commission Regular Meeting Minutes
November 20, 2008
Approved Minutes

A regular meeting of the Planning Commission was held on Thursday, November 20, 2008 at the Malvern Municipal Building. Members present included: Christopher Mongeau, David Knies, Diantha Stevens, Cecelia Oswald and William Coffey.

CALL TO ORDER

Chairman Mongeau called the meeting to order at 7:34 p.m.

APPROVAL OF THE MINUTES

Chairman Mongeau stated that minutes from the November 6, 2008 meeting will be reviewed at the next meeting.

CHAIRMAN'S REPORT

Chairman Mongeau handed out a list of proposed dates for the Planning Commission meetings in 2009. The motion to approve these dates was made by Ms. Stevens and seconded by Ms. Oswald.

OLD BUSINESS

Chairman Mongeau introduced Mr. Dennis Glackin of Glackin Thomas Panza, a land planning firm, which represents the developer, 237 East King Street. Mr. Glackin's firm reviewed the parking recommendations contained in East King Street Project Review Task Force memorandum dated October 14, 2008 and has offered the following comments.

Traffic and Circulation - Mr. Glackin recommends against a traffic impact survey because it would be expensive, time consuming and difficult to justify in light of the current traffic conditions. As previously recommended by Mr. Ray Ott, of Ray Ott and Associates, at the November 6, 2008 Planning Commission meeting, any improvement to traffic circulation would only add additional traffic to the Borough.

Parking - Mr. Glackin analyzed the shared parking calculations and explained that they are 4 parking spaces short of meeting the existing Borough ordinance calculation. The proposed plan has a total of 442 parking spaces with a 420 off-street spaces located on the site and 22 parallel parking spaces to be constructed along East King Street. The Malvern Borough Zoning Ordinance requires a total of 446 spaces; 4 more parking spaces than currently proposed. The developer believes that the proposed development would be effectively served using a shared parking approach, because this development is already served by public transit.

According to Mr. Glackin the number of parking spaces proposed for the East King Street development is on the high end of the range when compared with the parking requirements for multi-use developments in nearby municipalities utilizing the APA, ULI and ITE guidelines. Mr. Mongeau asked that the ULI recommendations be spelled out in the proposed ordinance

The current Borough ordinance allows for 200 feet from the most distant parking space to the entrance of the building. The developer believes that this requirement is too restrictive. Mr. Glackin distributed tables and maps to each Planning Commission member showing distance verses walking time. The generally accepted conclusion among planners is that most people will readily walk a distance of approximately 1,250 feet which is about five minutes of walking time.

Building Architecture/Site Appearance – The circular entrance has been removed from the proposed project. 10 foot sidewalks will be added and a “bump out” for outdoor dining has been added. The Planning Commission stressed the importance of architectural integrity. The proposed project architecture style should reflect the rest of the Borough and that screening should be added to cover any electrical or mechanicals along the top and back of the building.

Per the recommendations of the Task Force the ground floor residential use has been dropped to 5% and office use to 10%. However after much discussion it was concluded that the market should determine the usage of the commercial space.

Mr. Eli Kahn asked that the proposed ordinance be by-right instead of conditional use. He believes that all the planning and analysis done by the East King Street Project Review Task Force and the Planning Commission eliminates the need for conditional use. Mr. Kahn also pointed out that the Borough can still impose conditions even if the ordinance is by-right.

Height- Chairman Mongeau recommended that the developer provide Mr. Ott with specific language on the height requirements and averages as well as specific language required for the ordinance. Everyone agreed that the average of the building heights should not exceed 55 feet. Mr. Rau is to consult with the Borough Engineer, Zoning Officer and Borough Solicitor about height language. Mr. Rau believes that everyone should be in agreement as to what the actual height of the buildings will be upon project completion.

Revitalization / Community Components – Mr. Kahn will consider to a contribution and / or improvements of park and recreational opportunities.

The 237 East King Partners and the Planning Commission will meet in two weeks with the proposed ordinance changes based on this meeting and the recommendations. After that meeting the Planning Commission will be ready to make recommendations to the Borough Council.

The motion to adjourn the meeting was raised by Chairman Mongeau. Dr. Knies seconded the motion. The meeting was adjourned at 9:42 p.m.

Minutes taken by Janeen Paidá