

Borough of Malvern  
Planning Commission Regular Meeting Minutes  
November 6, 2008  
Approved Minutes

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A regular meeting of the Planning Commission was held on Thursday, November 6, 2008 at the Malvern Municipal Building. Members present included: Christopher Mongeau, David Knies, Diantha Stevens, Cecelia Oswald, Vicki Sharpless and William Coffey.

CALL TO ORDER

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

APPROVAL OF THE MINUTES

Motion was made by Ms. Stevens and seconded by Dr. Knies to approve the minutes from the October 16, 2008 meeting as corrected. The motion was approved with one abstention.

TREASURER'S REPORT

Ms. Stevens said the year to date spending is \$1643.69

CHAIRMAN'S REPORT

Chairman Mongeau commented that the pond located near Malvern Prep is in the process of being dredged and the dam repaired. This is an area of concern for the Planning Commission per the recent development that is underway at the school. Chairman Mongeau stated that the East King Street Task Force had concluded its duties as of October 14, 2008 and that recommendations of the Task Force have been distributed to the Planning Commission members for their review. Lastly, Chairman Mongeau noted that two applications to fill the vacancy on the Planning Commission have been received.

NEW BUSINESS

Chairman Mongeau introduced Mr. Ray Ott of Ray Ott and Associates, the Planner for the East King Street Task Force. At the request of the Planning Commission Mr. Ott presented a brief summary of each Task Force recommendation. Mr. Ott explained that the Task Force's first meeting was in June 2008 and he worked with the members on recommendations for the proposed zoning ordinance amendment. He broke the recommendations down into five parts. These five parts are the same as those presented in the Task Force's summary document.

- Traffic and circulation pattern
- Parking
- Building/Site Appearance
- Height
- Revitalization/Community Components

**Traffic and Circulation-** Mr. Ott explained that the proposed development would add additional traffic to the Borough. Since the Borough is used as a cut-through for many motorists, any improvements in this area would encourage additional regional traffic and monies to improve the traffic circulation in the Borough would be better spent on other Borough priorities.

**Parking** – The existing zoning ordinance formula calculates how many parking spaces are needed for residential and commercial use. Mr. Ott also explained that various planning groups including the Urban Land Institute use different “shared” ways to calculate the required parking for multi-use developments, such as the one being proposed. Shared parking metrics assume that parking space utilization by type varies throughout the day. In the Task Force recommendations required parking is calculated using different recognized parking standards. Each Planning Commission member was given a Shared Parking Analysis for his/her review. Shared parking space calculations were presented. Also an existing Borough ordinance includes provision for shared space.

**Building Architecture/Site Appearance** – Recommendations included 10-foot sidewalks, enhanced architectural quality for the rear of the building and at least one “bump out” to accommodate possible use for outdoor dining.

**Height** – The Task Force recommendation of a weight averaging of the building heights allows the builder some flexibility on building design with the community’s concerns for the proposed height of the structure.

**Revitalization / Community Components** – These recommendations included streetscapes, pedestrian circulation improvements and other ideas to enhance the community through the implementation of impact fees.

Mr. Ott also gave each Planning Commission member an example of the proposed ordinance language.

Chairman Mongeau then introduced members of 237 East King Street Partnership, the developers of the site, to address any concerns they have with the recommendations proposed by the Task Force.

Mr. Eli Kahn from the 237 East King Street Partnership, expressed his concern for the number of parking spaces calculated for the development per the Task Force’s recommendations. He also stated that he was in agreement with the most of the recommendations made by the Task Force.

Mr. Andrew Rau a Planning Consultant for the 237 East King Street Partnership addressed the importance of shared parking. He will present some data to support the parking calculations that the developer has proposed for a new ordinance at the next Planning Commission meeting.

Mr. Rau assured the Planning Commission that the height averages of the structure are in compliance with the Task Force’s height recommendation, but he did ask to leave some flexibility for residential space on the first floor.

Mr. Tom Olund, the Architect for the 237 East King Street Partnership, explained that the main entrance to the building would be indented to reflect the street grid of the Borough.

Chairman Mongeau asked for some examples of potential retail space, parking data showing successful comparable projects, shared parking numbers for mixed use of residential and commercial space, the walking distance from potential parking and definitive language of the proposed ordinance.

237 East King Partners will present this information at the next Planning Commission meeting.

#### SIDEWALK SURVEY

Ms. Oswald will make a copy of the sidewalk survey on a CD, which will be part of the archival documents.

The motion to adjourn the meeting was made by Ms. Stevens. Dr. Knies seconded the motion. The meeting was adjourned at 9:33 p.m.

Minutes taken by Janeen Paidá