

Borough of Malvern
Planning Commission Regular Meeting Minutes
December 4, 2008
Approved Minutes

A regular meeting of the Planning Commission was held on Thursday, December 4, 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 7:35 p.m.

APPROVAL OF THE MINUTES

Motion was made by Ms. Stevens and seconded by Ms. Oswald to approve the minutes from the November 6, 2008 meeting as corrected. The motion was approved with one abstention.

TREASURER'S REPORT

Ms. Stevens reported that year to date spending is \$1763.69.

CHAIRMAN'S REPORT

Chairman Mongeau announced that the members of the East King Street Partnership would not be attending tonight's meeting due to some outstanding issues. Referring to an email from Mr. VanSciver, Chairman of the East King Street Task Force, to Mr. Ray Ott, Borough Planning Consultant, Chairman Mongeau explained that the King Street Task Force would reconvene and review the following items not previously discussed.

- Multi-development design structures
- Off-street parking / loading requirements

Mr. Ott will be developing a new ordinance which will be reviewed by the Solicitor and the East King Street Task Force for any final recommendations.

Chairman Mongeau expressed his doubts about the lack of commercial space in the East King Street Development. Dr. Knies agrees that changes do need to be made about the amount of commercial space versus residential space and both do not see any direct benefit to adding anymore residential space to the first floor. Chairman Mongeau commented that office/commercial use will require the least amount of Borough services. He will bring this up at the next East King Street Task Force Meeting.

SIDEWALK SURVEY

Chairman Mongeau attended the Borough Council meeting on December 2, 2008 where the Sidewalk Survey was presented and discussed with Borough Council members. Chairman Mongeau updated the Planning Commission on possible Church Street improvements. At the December 2, 2008 meeting, Borough Council took public comments from Church Street residents about the plan to improve their streetscape. The Church Street proposed upgrades include new sidewalks, storm drainage, new street lamps etc. upon possible grant funding approval.

The Planning Commission may be requested to hold public meetings asking the public for their comments and opinions on new sidewalks and necessary sidewalk repairs.

NEW BUSINESS

Chairman Mongeau introduced Mr. Tony Dufour, Chairman of the Malvern Shade Tree Commission. Mr. Dufour explained that the Shade Tree Commission is interesting in developing a trail from Randolph Woods to the Paoli Battlefield. Randolph Woods is an underutilized open space and the hope of the Shade Tree Commission is that by creating this trail it would encourage more use of the park. Mr. Dufour stated that his intention was to introduce the project and work with the Planning Commission in developing ideas on how to improve Randolph Woods and a possible timeline for doing so. A formal request will be forthcoming from the Malvern Shade Tree Commission to the Planning Commission to consider possible ideas to utilizing and developing this space.

Chairman Mongeau requested Mr. Dufour make the Malvern Borough Council aware of this request. Mr. Coffey suggested that the East King Street Partnership be made aware of this idea as well. Ms. Stevens recommended that Mr. Dufour discuss this matter with the Committee who is involved in the development of the Patriots Path.

Chairman Mongeau introduced Mr. Matt Davenport of McCarthy Engineering Associates, who is representing Applied Energy Systems located at 180 Quaker Lane. Mr. Davenport explained that Applied Energy Systems is interested in developing the vacant lot they own which is adjacent to the current building on 180 Quaker Lane. The purpose of this development is twofold. First to create additional parking, which is needed as soon as January 2009 as a result of added staff and secondly, over the next five years, Applied Energy would like to expand or add a new building. Mr. Davenport provided the Planning Commission with aerial photographs, and soil sample map. Mr. Davenport stated that the new parking will add an additional 42 spaces and the building will be 16,000 sq ft with 4,000 being office space and the remainder warehouse space.

Mr. Davenport identified a sloped area located in the center of the lot. This occurred back in the 1980's when the land was developed and leftover soil from the other lots was dumped onto this site. This soil will have to be removed prior to any development. There is a storm drainage system issue will also need to be addressed.

Chairman Mongeau asked that an application be submitted to Ms. Sandy Kelley, the Borough Manager. After the completed application is received by the Malvern Borough Engineer, he will review the information and report his comments to the Planning Commission. Upon the receipt of the engineers review letter, Mr. Davenport will be invited back to meet with the Planning Commission to discuss this matter in more detail.

Chairman Mongeau made a motion for the Planning Commission to enter into an Executive Session. The motion was seconded by Dr. Knies and the session began at 9:00 p.m.

Motion to end Executive Session was made by Mr. Coffey. Dr. Knies seconded the motion. The session ended at 9:40 p.m.

The motion to adjourn the meeting was made by Ms. Oswald. Ms. Stevens seconded the motion. The meeting was adjourned at 10:15 p.m.

Minutes taken by Janeen Paida