

**Borough of Malvern
Planning Commission Regular Meeting Minutes
May 15, 2008
Approved Minutes**

A regular meeting of the Planning Commission was held on May 15, 2008 at the Malvern Municipal Building. Members present included: Christopher Mongeau, Chairman; David Knies, Diantha Stevens, Vicki Sharpless, William Coffey, Cecelia Oswald and James Vike.

CALL TO ORDER

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

APPROVAL OF MINUTES

Motion made by Mr. Coffey and seconded by Dr. Knies and carried unanimously to approve the minutes, as amended.

CHAIRMAN'S REPORT

- Mr. Mongeau informed the commission members that SEPTA would be at our next meeting to discuss possible improvements to the train station.

OLD BUSINESS

- *Amended Subdivision and Land Development- Yasgur & Levis, located at bridge Street and Longford Avenue.*

Mr. Burrell of Dunlap & Burrell, L.L.C., representing Hibernia Homes, discussed the Borough Engineer's letter dated May 14, 2008. Mr. Burrell agreed to comply with each of the outstanding issues and recommendations contained in the letter. Cecelia Oswald asked Mr. Burrell about a tree that was removed on the property. Mr. Burrell explained that tree had to be removed because of its proximity to the house and that three additional trees were added to the plan. Dianthia Stevens asked about a note contained on the plans regarding run-off. Mr. Burrell noted that the two seepage beds on the properties would contain all possible run off. Dave Knies inquired about the re-alignment of the driveways. Mr. Burrell responded that the location of the proposed garages differed from the original plans and this change required the driveways to be relocated, but that the street exit points and alignment were not altered.

Action: A motion was made by Mr. Coffey and seconded by Dr Knies to recommend to Borough Council that the Amended Development Plan of the Yasgur & Levis Subdivision be accepted, subject to the applicant's compliance with all the issues contained in the Borough Engineer's letter dated May 14, 2008. The motion was carried unanimously.

- ***East King Street Development***

Representatives of 237 King Partners, LLC, Eli Kahn, David Della Porta and Andrew D.H. Rau, Esquire presented to the commission the proposed development. Mr. Rau explained that 237 King Partners, the developer on this project, is asking the Planning Commission to recommend to Borough Council a Public Hearing in which the 237 King Partners can formally petition the Borough to amend the Malvern Zoning Ordinance for the C4 District. Mr. Rau supplied each member with a copy of their formal request as well as a table highlighting the requested changes. Mr. Rau went through each issue on the spreadsheet and explained to the members how and why each of these zoning changes was necessary. Mr. Kahn then spoke to overall design and answered question from Commission members about the proposed design. Lastly, Mr. Della Porta, showed the Planning Commission photos of different architectural styles as they related to the proposed zoning change requests, the developer is seeking. Commission Members then questioned Mr. Della Porta and Mr. Kahn about the plans.

- **Public Comment:** Members of the public, who were in attendance, then were asked to comment on the developers plan. Mr. Joe Giandonato of Crest Avenue supported the plan. Mr. Alex Coats, a local realtor, stated that this was a unique opportunity for the Borough and that this project deserved special consideration. Mrs. Catalina Hallowell, President of the Malvern Business Association, welcomes this opportunity and is in favor of the applicant's request for a change in zoning. Connie Scanga, a resident of the Borough, asked for clarification on the height and setback dimensions. Casey Pendergrass, an owner of a local business, believes that this development will be a great addition to the areas business.

Action #1: A motion was made by Mr. Vike and seconded by Ms. Stevens that the Planning Commission ask the Borough Solicitor to explain to the Planning Commission the path to, and steps to be taken in, a Public Hearing such as the developer is requesting. The motion was carried unanimously.

Action #2: A motion was made by Mr. Vike and seconded by Mrs. Sharpless, that the Planning Commission request from Borough Council funding for the Planning Commission to hire a consultant for this project. The motion was also carried unanimously.

The meeting adjourned at 9:30 p.m.

Minutes taken by: Chris Mongeau

Minutes approved per the Chairperson on 6-5-08