

**Borough of Malvern
Planning Commission Regular Meeting Minutes
August 7, 2008
Approved Minutes**

A regular meeting of the Planning Commission was held on Thursday, August 7, 2008 at the Malvern Municipal Building. Members present included: Christopher Mongeau, William Coffey, David Knies, Vicki Sharpless and Diantha Stevens.

CALL TO ORDER

Chairman Mongeau called the meeting to order at 7:32 p.m.

APPROVAL OF MINUTES

Motion made by Mr. Coffey and seconded by Dr. Knies to approve the minutes of 7-17-08, as amended. There was one abstention.

CHAIRMANS' REPORT

- Mr. Mongeau reported that Joan Fogarty resigned as recording secretary. The Borough has hired a person to fill this position.

TREASURERS' REPORT

- Ms. Stevens reported year-to-date spending is \$1,002.34

OLD BUSINESS

- **East King Street Development**

Mr. Ray Ott has been hired by the Borough as the Planning Consultant on the East King street development .He has been working with the Task Force in connection with this development. The Task Force is scheduled to meet on August 20th, September 10th and September 24th. The Task Force is scheduled to bring its recommendations to the Planning commission at either their October 2nd or 16th meeting.

Mr. Ott distributed a report categorizing the areas of concern. He then took questions from the Planning Commission members. Ms. Stevens commented about the hardscape in front of the building; would the hardscaping present a better appearance if there was more “greenery”. Mr. Ott commented that there will be trees but it would be difficult to add, for example, grass since the building is comprised of storefronts. Dr. Knies said the conceptual plan shows some trees and there was a concern about the size of the sidewalks. Mr. Ott will put the concern of density and large sidewalks on the next agenda for the Task Force meeting. Mr. Coffey said that since this will be a major image change to the

Borough, how do you get touches of a certain period (Victorian, Colonial, etc.) in a new project. Mr. Ott responded by say that the developer will be receptive to working with the Borough regarding the design and scale.

Mr. Ott will be taking pictures of architecture in the area to compare building regarding the controversial issues such as density, height and parking. He also explained that the façade of the building could visually appear different due to architectural designs. Ms. Stevens asked if this will be a plus for the Borough or will it have a negative effect on other parts of the Borough. Mr. Ott said it will give residents more places to shop and this type of project becomes an “urban park”. Mrs. Sharpless asked if height could be used as an incentive, for example, could one part of the building for 4 stories and other parts different heights rather than 1 large block building. Mr. Ott said that could be addressed by the architect. Mr. Ott asked the Commission if anyone has envisioned this site as anything other than this project. Mr. Mongeau commented no, but would like to see more commercial within the future plans.

- **Sidewalk Survey**

Ms. Stevens had some questions regarding the zones that she is surveying. Mr. Coffey will work on zone 6 survey in place of Ms. Steve. Mr. Mongeau stated that Borough Council is asking the Planning Commission for a recommendation on which areas in the borough would best be served by additional sidewalks as funds become available ns. There was a brief discussion regarding a plan to get the data into a report and make a recommendation to Borough Council. All commission members are to have all their portion of the survey completed by the August 21st meeting.

- **Comprehensive Plan Review**

Mr. Mongeau stated that he feels there is a need to work on updating the Plan but not overhauling it and that the Planning Commission should refer to it when working on a project. Dr. Knies said it is necessary to get updated data prior to updating the Plan. Dr. Knies will look at the Plan and draft a letter regarding the Planning Commissions suggestions to update the Plan with help from possible grant money.

PUBLIC COMMENT

- John Buckley commented on the sidewalks on the proposed E. King Street Development all match with the same design and questioned whether there would be adequate parking which Mr. Mongeau said yes there would be.

The meeting adjourned at 8:45 p.m.

Minutes taken by Joan Fogarty