

**Borough of Malvern
Planning Commission Regular Meeting Minutes
December 2, 2010
Approved Minutes**

A regular meeting of the Planning Commission was held on Thursday, December 2, 2010 at the Malvern Municipal Building. Members present included: Amy Finkbiner, David Knies, Christopher Mongeau, Cecelia Oswald, Vicki Sharpless, and Carroll Sinquett. Chairman Mongeau called the meeting to order at 7:34 pm.

Approval of Minutes

November 18, 2010, minutes approved.

Old Business

Subdivision of Lands of Theresa and Harlon Simmons - John Smirga

The applicant engineer, John Smirga, representing the Simmons and the Planning Commission reviewed the Borough Engineer's letter dated 11-26-10. Many items on the review letter were either completed or in the process of completion. The following items were discussed in more detail.

- According to Mr. Smirga, the DEP rejected the Sewer Plan waiver. A Sewer Plan module must be completed and submitted to the DEP before the plan can be finalized.
- The slopes on the property were determined to be manmade and therefore exempt from the steep slope requirements.
- The owners have agreed to give the Borough a 5 foot right of way on their property along Warren Avenue.
- All new driveways constructed in the Borough shall provide a safe turnaround area per the zoning code. The planning commission does not believe that this provision is needed in this case and a waiver should be requested by the applicant.
- The elevation of the house has been raised a foot to address drainage concern.
- Mr. Smirga believes that the sewer lateral exists, but has not yet been located. Also the sewer line needs to be 5 foot from the water line or 18 inches below the water line. Sewer traps are not permitted.

The landscaping requirement specifies the planting of three trees in the front on the property. Tony Dufour, RLA, ISA, Certified Arborist does not recommend planting large stature shade trees under the existing utility wires in the front yard. David Knies recommended three lilacs trees.

Preliminary approval is being requested.

Malvern Fire Company Preliminary Plan – Todd Fleming (Chester Valley Engineering), Paul Andrew Sgroi (Bernardon Haber Holloway), John Rychlak (Malvern Fire Company)

A letter dated 11-26-10 from Dan Daley, Borough Engineer, was reviewed:

- No new parking lights are planned. Some of the existing building lights may be moved, some may be added. Dave Knies asked if lighting issues had been identified by the neighbors. According to Mr. Rychlak, these issues have been addressed by tilting the building lights downward. Mr. Knies recommended that motion detector activation of lights be considered.
- The PC requested that a lighting plan be submitted for review.
- Photographs of the current buffering and screening were reviewed. Cecelia Oswald requested that the vines be removed to approve the appearance and health of the greenery.
- There are future plans to reduce the amount of off street impervious parking space at the entrance to the banquet hall as funding becomes available.
- A site visit will be scheduled by the PC members for January .
- Dave Knies expressed concern for safety surrounding the ingress and egress of the fire trucks. Possible installation of a traffic signal at the entrance / exit was discussed.
- Section 300 has been completed.
- There have been complaints from the neighbors about flooding from King Street. This issue will be discussed with the Borough Engineer, Dan Daley.
- The PC advised the Fire Company to request a waiver of required Landscaping, Screening and Street Trees.

The Case Log was reviewed.

New Business

Meeting dates for 2011 were discussed. The Planning Commission 2011 calendar may have to be adjusted to accommodate attendance at Master Planning Courses given by the Chester County Planning Commission. The 2011 calendar needs to be approved at the December 16th meeting.

Public Comment

None

The meeting was adjourned at 8:33 pm.

Recorded by Marty Laney