

**Borough of Malvern
Planning Commission Regular Meeting Minutes
March 24, 2011
Approved Minutes**

A regular meeting of the Planning Commission was held on Thursday, March 24, 2011 at the Malvern Municipal Building. Members present included: Amy Finkbiner, Will Harley, David Knies, Christopher Mongeau, Cecelia Oswald, Vicki Sharpless, and Carroll Sinquett

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

Approval of Minutes

February 3, 2011 minutes were approved as corrected

March 3, 2011 minutes were approved as corrected

Old Business

**Preliminary/Final land Development Plan East King Street
237 King Partners LLC**

David Della Porta and Mike Dinks

The March 7, 2011, letter from Daniel H. Daley, P.E. was reviewed. Below are the items discussed at length with the applicant:

Zoning ordinance:

1. a. The Chambers property has been acquired. The property consists of a 2-story building, which contains a garage and apartments above the garage. The building will be preserved. The apartments are currently rented. Additional parking will be added to accommodate the apartment residents. Mrs. Sharpless asked if it would be better to remove this building because it might interfere with the truck turn around area. Mr. Della Porta responded that removal of the building would not provide more truck turn around space. Truck length will be limited and “K” turns will be utilized.
- b. PECO is still working on the design for the overhead wire relocation. The existing wires, as well as all new electrical services needed, in the front of the proposed buildings, will be buried. King Street will be widened. Planned trash dumpsters will be screened. Streetlights and sidewalks will be consistent with the Old Towne Malvern streetscape. Emergency lighting and deck lighting will be low-level residential style. The Lot Consolidation/ Title Plan was delivered to the Malvern Solicitor for review

2. Buffering and Screening

Evergreens will be planted on the sides of the buildings. The Planning Commission directed Mr. Della Porta to get a recommendation on what types of evergreens to plant from the Shade Tree Commission. Vicki Sharpless noted that no buffering is planned for behind the buildings. Mr. Della Porta stated that some kind of vines would be planted against the back of the building. It was suggested that some screening be considered for the properties on the other side of the railroad tracks to provide some buffering. Mr. Della Porta will visit with those property owners whose backyards face the back of the building(s) to discuss possible buffering options with the neighbors.

3. Off Street Parking

There are 59 spaces in the Willistown lot including handicapped parking spaces. The plan details the total number of spaces, handicapped parking and configuration of parking.

The garages will have security card access for residents. On site management will be available during regular business hours. Garage A will be open during business hours for use by retail patrons.

4. Conditional use

- a. The following streetscape items were reviewed: brick pavers in front of buildings, trees, cross walks, which will be stamped concrete, bike racks, street lights, and trash receptacles. The streetscape wraps around sides of buildings, and the cost of the streetscape will not count toward Community Benefit Fund.
- b. Amount, color and placement of vinyl siding was reviewed.

Subdivision Ordinance

1. All individuals or entities within one hundred feet of the proposed land development have been notified.
2. A waiver to allow this plan to be submitted as a Preliminary/Final submission and bypass the Preliminary Plan approval process has been requested by the applicant. The Planning Commission is considering the request. No recommendation will be made at this time.
3. 237 King Partners will meet with the Fire Marshal and neighbors about signage.

4. The applicant has requested a waiver from the twenty (20) foot minimum radius requirement at the driveway entrances (west radius of Driveway A Upper and Lower). A ten-foot radius is proposed due to the conflicts with the adjoining properties. The Planning Commission asked the developer to talk to the neighbors about the driveway proposed radius. The Planning Commission has no objection to this waiver.
5. The applicant has requested a waiver to provide a six (6) inch curb reveal instead of the 8” reveal specified in SALDO because in their opinion heavy pedestrian traffic areas are better served with a lower curb reveal plus car doors can be damaged on 8 inches. The Planning Commission has no objection to this waiver.
6. Olde Towne Malvern Design Standards – developer is willing to salvage the brick pavers from the existing sidewalk.
7. Stormwater Management – recharge and retention basins will be buried under the parking lot in Willistown. The proposed storm water management plan will reduce the amount, improve the quality and reduce the rate of runoff expected at the site. A trunk line will be installed for run off during construction. System is designed for a 100-year storm.
8. The Erosion and Sedimentation Control Design is not complete. There is no room for storm drains along King Street. During construction run-off will direct run away from King Street. There will be no impact on the south side of King.
9. The sewer line will go under the railroad tracks and along Railroad Alley to E. Broad St. A new manhole will be installed at East Broad. The applicant has requested permission to bore under the railroad tracks. The sewage flow will be by gravity. Hooking up on King Street would require pumping sewage.
10. Water will be supplied by Aqua PA.
11. Monuments and markers will be on plan.
12. Landscaping, Screening and Street Trees -plan will be given to the Borough Manager for the Shad Tree Commission to review.
13. Grading – waiting for streetscape approval. There will be a 2-5% slope from building to curb.

Public Comment & Questions

- Resident Bob Chambers asked, “How are residents going to be affected – water, sewer, etc.”
Mr. Della Porta stated the no services will be interrupted and there will be no financial impact on owners.
- Resident Tom DiGinto asked, why aren’t you going to use King Street sewer lines for this project?
Mr. Della Porta stated that sewage would have to be pump, which is more expensive and more problematic as apposed to gravity moving the sewage. Also the Broad Street sewer line has the capacity.
- One of the adjoining neighbors asked, “When you go under railroad will you replant disturbed areas? The applicant has agreed to do what borough engineer recommends. Residents stated that they prefer grass and paving where there is currently gravel.
- Mr. Della Porta was asked when they except to begin the project. Mr. Della Porta stated that they plan to begin demolition late this summer.
- What is life expectancy of storm drainage system? What if it fails? Can it be fixed?
According to Mr. Dinks storm drain systems are expected to last 100 years. Operation and maintenance plans are included in the storm water management plans submitted and approved by the DEP
- Ms.Oswald wanted to know if the Historical Commission has been contacted by the developer about preserving any historical artifacts on the site. At this time, it is not known if the Historical Commission has contacted the developer. The Chairman will ask the Borough Manager about this issue.

Case Log was reviewed.

The meeting was adjourned at 9:15 pm.

Recorded by Marty Laney