

Borough of Malvern
Planning Commission Regular Meeting Minutes
March 3, 2010
Approved Minutes

A regular meeting of the Planning Commission was held on Thursday March 3, 2010 at the Malvern Municipal Building. Members present included: Christopher Mongeau, David Knies, Evangeline Linkous, William Coffey, Cecelia Oswald, and Vicki Sharpless.

CALL TO ORDER

Chairman Mongeau called the meeting to order at 7:35 p.m.

APPROVAL OF THE MINUTES

The minutes of the meeting from January 7, 2010 were approved unanimously without corrections. The minutes of the meeting from January 21, 2009 were unanimously approved as corrected.

OLD BUSINESS

Paul Finley of Nolan Companies was in attendance with Todd Fleming of Chester Valley Engineers and Jim Stuart of Malvern Prep to discuss improvements to the recreational facilities at Malvern Prep. Mr. Finley followed up on Borough inquiries related to the project as listed in a letter from the Borough Engineer. Mr. Finley indicated that the height of the bleachers will be 30.5 feet, which meets Borough height restrictions. Malvern Prep will also limit the fence height at the recreational field to six feet to comply with zoning. Mr. Finley explained that the backstop on the baseball field will be 35-40 feet tall, and that Borough Engineer Bill Wilfong indicated that this is in compliance with the code. Mr. Finley also noted that 'code compliance' does not apply to the steep slope at the tennis courts because it is man-made. Mr. Finley stated that he is seeking a preliminary/ final recommendation for the project at the March 17 meeting of the Planning Commission, following Malvern Prep's implementation of required public notices. The Planning Commission indicated that they would be ready with a preliminary/ final recommendation, and advised Mr. Finley to prepare requested written descriptions of plans for the concession stand and an estimate of anticipated crowd sizes.

NEW BUSINESS

Although the agenda for the meeting indicated that the East King Street project would be discussed, this was postponed until the March 17 meeting.

Chairman Mongeau invited the public to comment. A member of the public who indicated that she lives across the street from the East King Street project asked whether the project Master Plan is available. Ms. Sharpless replied that a Master Plan was included as part of the conditional use permit request, and Ms. Oswald noted that the plans could be viewed at the Borough Office during business hours.

Malvern Borough property owner James Chute asked to go on record with concerns about the safety of the traffic calming device located at the entrance to the Borough on King Street near the former AmeriGas site. Mr. Chute stated that the planting feature causes vehicles to swerve into the oncoming traffic lane. He asked that the Planning Commission and Borough Council consider improvements to this feature that would make it safer.

EXECUTIVE SESSION

The meeting then went into an Executive Session to interview candidates for the open Planning Commission seat. The Commission returned from Executive Session, and the meeting was adjourned at 9:10 PM.

Meeting adjourned at 9:15 PM

Minutes taken by Evangeline Linkous