

**Borough of Malvern  
Planning Commission Regular Meeting Minutes  
March 3, 2011  
Approved Minutes**

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A regular meeting of the Planning Commission was held on Thursday, March 3, 2011 at the Malvern Municipal Building. Members present included: David Knies, Christopher Mongeau, Cecelia Oswald, Vicki Sharpless,

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

**Old Business**

**Subdivision of Lands of Theresa and Harlon Simmons - John Smirga**

The Planning Commission unanimously recommends that Borough Council approve the final plan to sub-divide the property at 8 Broad Street. The Planning Commission adds the following notes and conditions to accompany the recommendation:

- All remaining items contained in Resolution No. 638 are to be completed.
- Three trees are to be planted in the front of the property as stated in the Tony DuFour letter dated November 16, 2010.

**New Business**

Planning Commission members discussed the merits of the ordinance to exclude certain accessory structures from SALDO requirements. After discussing sentence "C" the Planning Commission unanimously approved the following revised sentence:

Development in accordance with section 503(1.1) of Act 247, as amended, is specifically included in the definition of land development, except that for addition of an accessory structure, such as small shed. This definition specifically excludes generators, energy producing device (such as wind turbines) and transmission devices (such as antennae) on a lot, subordinate to the existing building or use is excluded from the definition, provided that the area of the earth disturbance does not exceed 400 square feet and the definition of the structure will not result in exceeding the applicable zoning requirements for parking, storm water runoff, impervious surface, intensity of the use or other impacts upon near by properties or the public in general. The Zoning officer shall determine whether the proposed structure is an accessory to the building or use. This exclusion does not affect the applicability of Section 2905 of the Zoning Ordinance regarding permits.

**Public Comment**

None

The meeting was adjourned at 8:15 pm.

Recorded by Chris Mongeau